

EXTRAORDINARY MEETING OF THE COUNCIL

**Belle Vue Suite, Belle Vue Square Offices, Skipton
Tuesday, 12 November 2019 at 7.00pm**

Members of the Council are summoned to consider the following business

AGENDA

1. **Apologies for absence** – To receive any apologies for absence.
2. **Public Participation** – In the event that questions are received, the Chairman will conduct the public participation session for a period of up to fifteen minutes. Where questions are asked, one related supplementary question may be permitted at the Chairman's discretion.
3. **Declarations of Interest** – All Members are invited to declare at this point any interests they have on items appearing on this agenda, including the nature of those interests and whether they wish to apply the exception below.

Note: Declarations should be in the form of either:

- a ***“disclosable pecuniary interest”*** under Appendix A to the Code of Conduct, in which case the Member must leave the meeting room; or
- an ***“other interest”*** under Appendix B of the Code. For these interests, the Member may stay in the meeting room, although they must leave if membership of the organisation results in a conflict of interest.

Exception: Where a member of the public has a right to speak at a meeting, a Member who has a disclosable pecuniary interest or an other interest and must leave the room, has the same rights and may make representations, answer questions or give evidence, but at the conclusion of that, must then leave the room and not take part in the discussion or vote.

4. **Appointment of Substitute Member on Planning Committee** – To consider a request from the Conservative Group to agree the appointment of Councillor David Ireton to replace Councillor Stuart Handley as a substitute member on Planning Committee.

5. **Adoption of the Craven Local Plan 2012-2032** – To present the ‘Report on the Examination of the Craven Local Plan’ from the Planning Inspectorate including recommended Main Modifications to the Local Plan, and to seek Council’s resolution to adopt the Craven Local Plan incorporating the recommended Main Modifications and Additional Modifications and the accompanying Policies Map.

(Members will receive a full hard copy of the Craven Local Plan 2012-2032, which is also available on the Council’s website)

<https://www.cravendc.gov.uk/planning/planning-policy/new-local-plan/craven-district-council-local-plan-examination/>

Agenda Contact Officer:

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Recording at Council Meetings: Recording is allowed at Council, committee and sub-committee meetings which are open to the public, subject to

- (a) the recording being conducted with the full knowledge of the Chairman of the meeting; and
- (b) compliance with the Council’s protocol on audio/visual recording and photography at meetings, a copy of which is available on request. Anyone wishing to record must contact the Agenda Contact Officer (details above) prior to the start of the meeting. Any recording must be conducted openly and not disrupt proceedings.

Emergency Evacuation Procedure

In case of an emergency, or if the alarm sounds, leave the meeting room and exit the building using the main doors onto the Square. If those doors are not available, please use the nearest available door.

The assembly point is in Belle Vue Square at the front of the building, nearest the main road. An officer will take a roll call once everyone is out of the building.

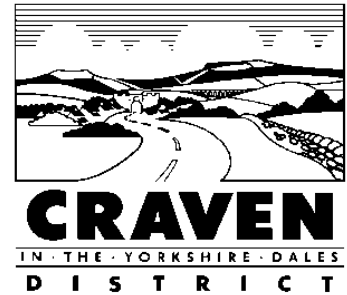
Please do not leave a meeting without telling the Chairman or a representative of Legal and Democratic Services.

Extraordinary Council – 12 November 2019

Appointment of Substitute Member on Planning Committee

Report of the Democratic Services Manager

Lead Member (Internal Services) – Councillor Brockbank



Ward(s) affected: N/a

1. Purpose of Report

- 1.1 The Council's Constitution makes provision under Part 3 – Responsibility of Functions for Council to make appointments to Committees.
- 1.2 There has been a request from the Conservative group for Council to agree the appointment of Councillor David Ireton to replace Councillor Stuart Handley as a substitute member on Planning Committee.

2. Recommendations – Members are recommended to:

- 2.1 Agree the appointment of Councillor David Ireton to replace Councillor Stuart Handley as a substitute member on Planning Committee.

3. Report

- 3.1 In accordance with the rules set out 'appointing members to committees' each political group is entitled to appoint up to two substitute members on Planning Committee.
- 3.2 The Conservative group has requested that Council agrees the appointment of Councillor David Ireton to replace Councillor Stuart Handley as a substitute member on Planning Committee.

4. Financial and Value for Money Implications

- 4.1 N/a

5. Legal Implications

- 5.1 N/a

6. Contribution to Council Priorities

- 6.1 N/a

7. Risk Management

- 7.1 N/a

8. Equality Impact Analysis

- 8.1 The Council's Equality Impact Analysis Procedure **has been** followed. An Equality Impact Assessment **has not** been completed on the proposals as completion of **Stage 1- Initial Screening** of the Procedure identified that the proposed policy, strategy, procedure or function **does not have** the potential to cause negative impact or discriminate against different groups in the community based on •age • disability •gender • race/ethnicity • religion or religious belief (faith) •sexual orientation, or • rural isolation.

9. Consultations with Others

- 9.1 Solicitor to the Council and Monitoring Officer

10. Background Documents

- Council's Constitution – Part 3 – Responsibilities of Committees
- Rules on appointing members to committees – submitted to Selection Committee on 13 May 2019

11. Appendices

- None

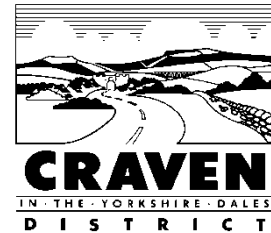
12. Author of the Report

Guy Close, Democratic Services Manager
Telephone: (01756) 706226
E-mail: gclose@cravendc.gov.uk

Note: Members are invited to contact the author in advance of the meeting with any detailed queries or questions.

Full Council – 12 November 2019

ADOPTION OF THE CRAVEN LOCAL PLAN 2012-2032



Report of the Strategic Manager for Planning and Regeneration

Ward(s) affected: All

1. **Purpose of Report** – To present the ‘Report on the Examination of the Craven Local Plan’ from the Planning Inspectorate including recommended Main Modifications to the Local Plan, and to seek Council’s resolution to adopt the Craven Local Plan incorporating the recommended Main Modifications and Additional Modifications and the accompanying Policies Map.
2. **Recommendation** – Members are recommended to:
 - 2.1 Note the conclusions of the Inspector at paragraph 300 of his Report that with the recommended modifications set out in the accompanying Appendix, the Plan satisfies the requirements of Section 20 (5) of the Planning and Compulsory Purchase Act (as amended) and meets the criteria for soundness in the National Planning Policy Framework (as set out in Appendix 1 to this report).
 - 2.2 Note the conclusions of the Inspector at paragraph 13 of his Report that the Duty to Co-operate (DtC) has been met.
 - 2.3 Note the conclusions of the Inspector at paragraph 292 of his report that the Council has carried out an adequate Sustainability Appraisal (SA) of the Plan and reasonable alternatives have been considered to a sufficient degree.
 - 2.4 Note the conclusions of the Inspector at paragraph 298 of his report that the Plan meets the relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations.
 - 2.5 Resolve to adopt the Craven Local Plan (2012-2032), incorporating all modifications (Main and Additional) and the accompanying Policies Map (as set out in Appendix 3 to this report).
 - 2.6 Endorse the Statement of Environmental Particulars under Regulation 16 of the Strategic Environmental Assessment Regulations 2004, demonstrating that the SA process has been adequately undertaken, in terms of it being an appropriate interaction and assistance with the Local Plan making process (as set out in Appendix 6 to this report).
 - 2.7 Confirm that the Council is satisfied that the Local Plan will not have any adverse effects on the integrity of any designated European site considered in the final Habitat Regulations Assessment (HRA) Report.

- 2.8 Note that in accordance with Regulations 26 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), that as soon as reasonably practicable after adoption, the adopted Craven Local Plan and accompanying Policies Map (Appendix 3), the Adoption Statement (Appendix 4) and the Sustainability Appraisal Report (Appendix 5) is to be published on the Council's website and made available for inspection during normal office hours at the Council Offices, Belle Vue Square, Broughton Road, Skipton, and at local libraries located within the plan area at Skipton, Settle, Bentham, Ingleton, Cross Hills, Gargrave and Embsay with Eastby, and on the Supermobile library.

3. **Background**

The Craven Local Plan (2012-2032) Preparation Process

- 3.1 The Craven Local Plan (2012-2032) (the Plan) sets out the broad spatial planning policy framework and vision for Craven District (outside the Yorkshire Dales National Park), i.e. the plan area, up to 2032, as well as the necessary development sites and infrastructure to support this growth. The Plan will be used to make decisions on future planning applications.
- 3.2 A summary of key milestones in the preparation of the Plan are detailed below:

Craven Local Plan Milestone	Date
Early community engagement events and workshops with parish councils and key stakeholders on issues and options for the local plan	2012 and 2013
First draft Craven Local Plan approved for public consultation by Craven Spatial Planning Sub-Committee (CSPSC)	18 th August 2014
Public consultation on first draft Craven Local Plan	September to November 2014
Second draft Craven Local Plan approved for public consultation by CSPSC	30 th March 2016
Public consultation on second draft Craven Local Plan	April to May 2016
Third draft Craven Local Plan approved for public consultation by CSPSC	14 th June 2017
Public consultation on third draft Craven Local Plan	June to July 2017
Publication Draft Craven Local Plan approved by Full Council	7 th December 2017
Draft Craven Local Plan published and representations invited	2 nd January 2018
Submission of the Publication Draft Craven Local Plan to the Secretary of State	27 th March 2018
Examination Hearings	October 2018
Main Modifications Consultation	February to April 2019
Further Main Modifications Consultation	July to August 2019
Inspector's Report	9 th October 2019

- 3.3 Preparation of the Plan included three public consultations in 2014, 2016 and 2017 and, in 2018, representations were invited on the Publication Draft, prior to its submission to the Secretary of State in March of that year. Planning Inspector Matthew Birkinshaw BA(Hons) Msc MRTPI, was appointed to conduct an examination of the Plan to determine whether it is legally compliant and sound. In advance of the examination hearing sessions, officers prepared hearing statements in response to over 500 questions raised by the Inspector.
- 3.4 The examination hearing sessions were held over a four-week period between Tuesday 9th and Wednesday 31st October 2018, addressing 22 Matters in 12 sitting days, covering all aspects of the Plan.
- 3.5 The Inspector identified at examination, the need for a number of Main Modifications to the Plan to ensure, soundness, clarity and effectiveness across a range of policies and supporting text. These Main Modifications were the subject of a consultation period which took place between February and April 2019:
- 3.6 Alongside the Main Modifications, the consultation also made available Additional Modifications, which are minor changes to the Plan text (see Appendix 2 – Schedule of Additional Modifications) and changes to the Policies Map, which were required to reflect changes to the Plan or to make corrections, for example where a site is deleted.
- 3.7 Responses received to the Main Modifications consultation were sent to the Inspector for consideration. Following his consideration of representations, the Inspector considered that further Main Modifications were required to the Plan and these were the subject of further consultation, which took place between July and August 2019. Representations received to the further Main Modifications were sent to the Inspector for consideration.
- 3.8 The Council received the Inspector's 'Report on the Examination of the Craven Local Plan' from the Planning Inspectorate on 9th October 2019 – it concludes that:
- "The Council has requested that I recommend MMs [Main Modifications] to make the Plan sound, legally compliant and capable of adoption. Overall I conclude that with the recommended modifications set out in the accompanying Appendix the Plan satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework."*
- 3.9 The 'Report on the Examination of the Craven Local Plan' is attached to this report at Appendix 1 and is also available on the Council website (<https://www.cravendc.gov.uk/planning/planning-policy/new-local-plan/craven-district-council-local-plan-examination/>) along with all other items added to the Examination Library. Previous (draft) versions of the Plan and other supporting documents are also available on related Planning Policy pages of the Council's website.
- 3.10 The Inspector's Report includes a Non-Technical Summary, which includes a useful summary of the Main Modifications recommended by the Inspector. For convenience, the Non-Technical Summary is reproduced below.

Non-Technical Summary

This report concludes that the *Craven Local Plan* provides an appropriate basis for the planning of the District of Craven outside the Yorkshire Dales National Park, provided that a number of main modifications are made to it. Craven District Council has specifically requested that I recommend any main modifications necessary to enable the Plan to be adopted.

The main modifications all concern matters that were discussed at the examination hearings. Following the hearings, the Council prepared a schedule of the proposed modifications and where necessary carried out a sustainability appraisal of them. The main modifications were subject to public consultation between 19 February and 1 April 2019 and 18 July and 29 August 2019. I have recommended their inclusion after considering all the representations made. In summary, they:

- Modify Policy SP4 by defining villages in Tier 5 of the settlement hierarchy and to provide effective criteria for considering development proposals within, adjoining or outside the main built up areas;
- Modify the development principles for allocated sites under Policies SP5-SP11 for clarity and effectiveness;
- Delete allocated site HB036 (land east of Robin Lane, High Bentham);
- Modify Policy H2 to include separate requirements for affordable housing provision on brownfield sites and for age restricted and extra care housing;
- Clarify the amount of land required for employment over the plan period, and list the sites allocated to meet the identified need in Policy SP2;
- Modify Policies EC1 and EC2 to support proposals for economic development within the main built up areas of Tier 1-5 settlements;
- Modify Policy EC4 to make it clear which areas are defined as Key Locations for Tourism Development;
- Insert a new Policy, EC4B, to provide specific criteria for alternative proposals for tourism development at Hellifield;
- Modify Policy EC4A to state what types of development will be permitted, and where, at Bolton Abbey;
- Modify Policy EC5 by clarifying what uses are permitted in Skipton's Primary Shopping Area and Town, District and Local Centres;
- Amend Local Green Space designations under Policy ENV10;
- Add additional criteria to Policy ENV1 to consider the impact of external lighting on the character of Craven's landscape;
- Remove the requirement for development proposals to accord with the North Yorkshire County Council's parking standards in Policy INF4;
- Amend the criteria in Policy INF6 concerning the provision of education infrastructure;
- Insert a new policy (INF7) to maximise use of sustainable transport and ensure that necessary junction improvements are provided in Skipton;
- Insert a Key Diagram and schedule of saved policies to be superseded; and
- Modify other aspects of the Plan to ensure that it is justified, effective and consistent with national policy.

3.11 Those individuals and organisations who have requested to be kept informed of the publication of the 'Report on the Examination of the Craven Local Plan' have been

notified, in accordance with Regulation 26 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Craven Local Plan Adoption

- 3.12 Section 23 of the Planning and Compulsory Purchase Act 2004 states that if a Planning Inspector finds a Local Plan sound and concludes that it is capable of adoption, subject to Main Modifications being made, a local planning authority may adopt the Local Plan with both Main and Additional Modifications. The Council is not permitted to adopt the Craven Local Plan without making the Main Modifications recommended by the Inspector.
- 3.13 The 'Report on the Examination of the Craven Local Plan' concludes that, subject to Main Modifications, the Craven Local Plan is sound, legally compliant and is capable of adoption and it is recommended, at 2.5 above, that the Council resolve to adopt the Craven Local Plan incorporating the Main Modifications as recommended by the Inspector; and the Additional Modifications as set out in the Schedule of Additional Modifications at Appendix 2 to this report to form the statutory development plan for Craven outside the Yorkshire Dales National Park along with any made Neighbourhood Plans and the Minerals and Waste Joint Local Plan.
- 3.14 Section 38(6) of the Planning and Compulsory Act 2004 requires an application for planning permission to be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The statutory development plan will therefore be used to make decisions on future planning applications. The National Planning Policy Framework (NPPF) is a material consideration in planning decisions.
- 3.15 Policies from the Craven District (Outside the Yorkshire Dales National Park) Local Plan, which were adopted in July 1999 and saved in 2007, will be replaced by those of the new Craven Local Plan (2012-2032) following its adoption.

Sustainability Appraisal (SA) /Strategic Environmental Assessment (SEA)

- 3.16 A parallel process of Sustainability Appraisal (SA) has been undertaken alongside preparation of the Craven Local Plan. The SA process is an essential mechanism for considering and communicating the likely social, environmental and economic effects of an emerging plan, whilst putting forward and allowing consideration of reasonable alternatives, with the overall objective of achieving sustainable development. The Council has prepared a series of iterative SA Reports to appropriately interact and assist with the preparation of the Local Plan. The Final Sustainability Appraisal Report November 2019(see Appendix 5) contains twenty sustainability objectives which have been utilised to analyse the essential elements of the Local Plan framework, namely choosing an appropriate Spatial Strategy, Housing Growth figure, and a list of allocated residential and employment sites from options put forward for consideration (The full version of the Final Sustainability Report in terms of the associated spreadsheets is available to view on the Council's planning policy webpage <https://www.cravencdc.gov.uk/planning/planning-policy/planning-policy-facts-and-figures/environmental-report/>). Hence the SA process has worked together with relevant feedback from the Local Plan consultations in this regard. The SA process, again in combination with consultation

responses, has also allowed the Local Plan Policies to be continually refined and improved, in terms of their wording and content.

- 3.17 In line with Regulation 16 of the Strategic Environmental Assessment (SEA) Regulations 2004, the Council is required to prepare a Statement of Environmental Particulars (See Appendix 6), which will be published consequent upon the adoption of the Local Plan and its accompanying Environmental Report. The Statement of Environmental Particulars November 2019 can also be viewed on the Council's planning policy webpage <https://www.cravendc.gov.uk/planning/planning-policy/planning-policy-facts-and-figures/environmental-report/> . The objective of the SA Statement is to present the 'story' of the interaction of the SA with the making of the Local Plan up to the point of adoption. The information to be provided in the statement is listed in Article 9 of the SEA Directive and Regulation 16 of the SEA Regulations. It needs to summarise how environmental considerations have been integrated into the plan, how the results of consultations have been taken into account, and the reasons for choosing the plan as adopted, in light of other considered reasonable alternatives. It also is required to present the measures decided concerning the monitoring of plan implementation going forward. In this regard, there is a requirement to explain the measures that are to be taken to monitor the environmental effects of the implementation of the Local Plan. In section 292 of the Inspector's report, the Inspector states that the Council has carried out an adequate SA of the Local Plan and reasonable alternatives have been considered to a sufficient degree.
- 3.18 Members are invited (at recommendation 2.6 above) to endorse the Regulation 16 statement, in terms of the Statement of Environmental Particulars demonstrating that the SA process has been adequately undertaken, in terms of it being an appropriate interaction and assistance with the Local Plan making process.

Habitats Regulations Assessment (HRA)

- 3.19 In the Conservation of Habitats and Species Regulations 2017, Section 105 concerns the assessment of implications for designated European sites of natural importance. It states that where a land use plan (a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and (b) is not directly connected with or necessary to the management of the site, the plan making authority for that plan must, before the plan is given effect, make an appropriate assessment of the implications for the site in view of that site's conservation objectives. Where an appropriate assessment is needed, the authority concerned may not adopt the plan in question unless it has ascertained in that assessment that the plan will not adversely affect the integrity of any of the relevant designated European sites.
- 3.20 In the Habitats Regulations Assessment (HRA) –Final Report November 2019 document to accompany the Local Plan, Chapter 7 considers a variety of potential impact pathways on designated European sites from the proposals within the Local Plan, and Chapter 8 puts forward avoidance and/or mitigation measures for these potential impact pathways, where required. It is shown how these potential adverse effects can be avoided or sufficiently mitigated against where necessary to ensure that the conservation interests of the designated European sites can be protected. It

is the conclusion of the HRA that the Local Plan will not have any adverse effects on the integrity of any designated European site under consideration in the document. The HRA is available to view on the Council's planning policy webpage <https://www.cravenc.gov.uk/planning/planning-policy/planning-policy-facts-and-figures/environmental-report/>

- 3.21 Issue 8 (pages 32 to 35) of the Inspector's report considers whether the Local Plan will have an adverse impact on the integrity of European protected sites, based on the content of the Local Plan itself and the associated analysis within the Habitats Regulations Assessment document. Within Issue 8, the Inspector discusses relevant areas of consideration such as Loss of Habitat, Recreational Pressure, and Air Quality Impacts. Section 194 of the report states that, subject to the recommended Main Modifications, the policies and allocations in the Local Plan will not have a significant adverse impact on the integrity of the North Pennine Moors SPA and SAC, the South Pennine Moors SAC and Phase 2 SPA, the Ingleborough Complex SAC, the Craven Limestone Complex SAC or the Bowland Fells SPA.
- 3.22 Members are invited to confirm, at recommendation 2.7 above, their satisfaction that the adoption of the Local Plan will not adversely affect the integrity of any of the European sites considered in the final HRA report.

Next Steps

- 3.23 In order to meet the requirements of Regulation 26 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), the Council is required to complete the following procedures as soon as reasonably practicable after adopting the Craven Local Plan (2012-2032):
- The adopted Craven Local Plan (2012-2032), the Adoption Statement and the Sustainability Appraisal Report to be made available during normal office hours at Council's offices, Belle Vue Square, Broughton Road, Skipton, and at local libraries located within the plan area at Skipton, Settle, Bentham, Ingleton, Crosshills, Gargrave and Embsay with Eastby, and on the Supermobile library.
 - Publish the documents referred to above on the Council's website at <https://www.cravenc.gov.uk/localplan> (note this link will not go live until after the Craven Local Plan has been adopted).
 - Send a copy of the Adoption Statement to those individuals and organisations who have requested to be kept informed of adoption of the Craven Local Plan (2012-2032).
 - Send a copy of the Adoption Statement to the Secretary of State.
- 3.24 The legal date of adoption of the Craven Local Plan (2012-2032) is the date it is adopted by Full Council. Under Section 113 (3) and (3B) of the Planning and Compulsory Purchase Act 2004, there is a period of six weeks beginning the day after adoption of the Local Plan within which any person aggrieved by the document may make an application to the High Court on the ground that:
- a) The document is not within the appropriate power;
 - b) A procedural requirement has not been complied with.

- 3.25 Grounds for being aggrieved do not include disagreement with policies contained within the Craven Local Plan (2012-2032).
- 3.26 If Council resolves to adopt the Craven Local Plan (2012-2032) tonight any application to the High Court must be made no later than Wednesday 25th December 2019.

Monitoring & Review of the Craven Local Plan (2012-2032)

- 3.27 The effectiveness of policies within the Plan will be monitored through the Authority's Monitoring Report produced annually, which is a requirement of the Town and Country Planning (Local Planning) (England) Regulations 2012. Section 9 of the Plan sets out a list of indicators that will be used to measure the delivery of Plan Objectives, which are set out in Section 3 of the Plan, and policies linked to each of those objectives.
- 3.28 Regulation 10A of the Town and Country Planning (Local Planning) (England) (Amended) Regulations 2012 sets out the legal requirement that local planning authorities must review local plans at least once every 5 years from their adoption date to ensure that policies remain relevant and effectively address the needs of the local community.
- 4.1 **Financial Implications** – The receipt of the Inspector's report means that the Examination of the Plan is now completed and a final invoice from the Planning Inspectorate for the Planning Inspector is awaited. Budgetary provision for the Examination was based on an estimate that the Examination Hearings may be held over an 8 week period. In practice, the Examination Hearings were held over a four week period, so it is anticipated that the final costs of the Examination will be accommodated within budget.
- 4.2 **Legal Implications** – The preparation of the Local Plan is a statutory obligation under the provisions of the Planning and Compulsory Purchase Act 2004.
- 4.3 **Contribution to Corporate Priorities** – Adoption of the Craven Local Plan will provide a spatial strategy, development policies and land allocations for housing and employment in the area which will directly or indirectly contribute to all the Council's priorities.
- 4.4 **Risk Management** – Preparation of the local plan is a statutory obligation under the Planning and Compulsory Purchase Act 2004 and is the key mechanism for delivering development in the District to meet future community needs and demands. Failure to adopt the Local Plan may limit the Council's ability to influence place shaping, affect future New Homes Bonus payments and constrain the delivery of a number of the Council's corporate strategies, such as the Housing Strategy, Economic Strategy and the Council Plan which the Local Plan gives policy support and spatial expression to.
- 4.5 **Equality Analysis** – Policies within the Craven Local Plan have been subjected to the Equality Impact Assessment (EqIA) process at the following stages:

- Policies contained in the April 2016 pre-publication draft local plan were subjected to an initial EqlA in April 2017.
- The results were used in the formulation of revised policies for the June 2017 pre-publication draft.
- The initial EqlA report was included as a background document during public consultation on the June 2017 pre-publication draft.
- The initial EqlA was updated following public consultation on the June 2017 pre-publication draft. The results were presented in a second iteration of the EqlA (November 2017), which supported publication of the Craven Local Plan in January 2018.
- A third iteration of the EqlA was prepared to support submission of the Craven Local Plan in March 2018 and incorporates an assessment of an additional draft policy – INF7: Sustainable Transport and Highways – which was proposed as a Main Modification to the publication plan.
- A fourth iteration of the EqlA (February 2019) was prepared in response to a number of Main Modifications to the submitted draft Craven Local Plan, which were proposed following the local plan examination hearings in October 2018 and which were subjected to formal public consultation in February 2019.
- An EqlA addendum was prepared in response to a number of Further Main Modifications to the submitted draft Craven Local Plan, which were proposed following the Main Modifications consultation in February 2019. The Further Main Modifications were limited in nature and were subjected to formal public consultation in July 2019.
- In his October 2019 'Report on the Examination of the Craven Local Plan' (paragraphs 295, 296 and 298), the Inspector concluded that the Craven Local Plan has met relevant legal requirements relating to the Public Sector Equality Duty.
- Following receipt of the Inspector's Report, a final (November 2019) iteration of the EqlA was prepared, incorporating all of his recommended modifications. The final EqlA identified no potential negative impacts on equality arising from policies of the Craven Local Plan and identified positive impacts for all three aspects of the Public Sector Equality Duty.

5 **Consultation with others** – Legal and Financial Services, Michael Bedford QC

6 **Access to Information** – Background Documents :

- 1) Sustainability Appraisal and Strategic Environmental Assessment - Statement of Environment Particulars in accordance with Regulation 16(4) of The Environmental Assessment of Plans and Programmes Regulations 2004, November 2019; <https://www.cravencdc.gov.uk/planning/planning-policy/planning-policy-facts-and-figures/environmental-report/>
- 2) Final Sustainability Appraisal Report, November 2019 – Full Version; A hard copy of the final SA Report (Full Version) is available for Members to inspect at the planning desk in the Council's reception area at Belle Vue Mills and online at <https://www.cravencdc.gov.uk/planning/planning-policy/planning-policy-facts-and-figures/environmental-report/>

- 3) Habitats Regulations Assessment- Final Report, November 2019. A hard copy of the HRA is available for Members to inspect at the planning desk in the Council's reception area at Belle Vue Mills and online at <https://www.cravendc.gov.uk/planning/planning-policy/planning-policy-facts-and-figures/environmental-report/>

The Craven Local Plan (2012-2032) has been prepared using an extensive evidence base and has been the subject of Examination by the Planning Inspectorate. All information is available on the Council website at <https://www.cravendc.gov.uk/planning/planning-policy/new-local-plan/> and where required in accordance with the relevant regulations, is available for inspection at Council Offices, Belle Vue Square and within libraries located within the plan area.

7. **Author of the Report** – Sian Watson, Spatial Planning Manager (Planning Policy). Telephone: 01756 706462 E-mail swatson@cravendc.gov.uk
8. **Appendices**
- Appendix 1 – Report on the Examination of the Craven Local Plan including Appendix 1 – Schedule of Recommended Main Modifications, 9th October 2019.
 - Appendix 2 – Schedule of Additional Modifications
 - Appendix 3 – Craven Local Plan (2012-2032) incorporating all Main and Additional Modifications and the accompanying Policies Map.
 - Appendix 4 – Adoption Statement
 - Appendix 5 – Final Sustainability Appraisal Report
 - Appendix 6 – SEA: Regulation 16; Statement of Environmental Particulars.

Report to Craven District Council

by Matthew Birkinshaw BA(Hons) Msc MRTPI

an Inspector appointed by the Secretary of State

Date: 9 October 2019

Planning and Compulsory Purchase Act 2004

(as amended)

Section 20

Report on the Examination of the Craven Local Plan

The Plan was submitted for examination on 27 March 2018.

The examination hearings were held between 9 and 31 October 2018.

File Ref: PINS/C2708/429/5

Abbreviations used in this report

2004 Act	Planning and Compulsory Purchase Act 2004
AONB	Area of Outstanding Natural Beauty
AA	Appropriate Assessment
AADT	Annual Average Daily Traffic
BADOAS	Bolton Abbey Development Options Appraisal Study
CIL	Community Infrastructure Levy
DtC	Duty to Co-operate
Dpa	Dwellings per annum
Dph	Dwellings per hectare
ELR	Employment Land Review
EA	Environment Agency
FRA	Flood Risk Assessment
GPDO	Town and Country Planning (General Permitted Development) Order
GTAA	Gypsy and Traveller Accommodation Assessment
HMA	Housing Market Area
IDP	Infrastructure Delivery Plan
LVIA	Landscape Visual Impact Assessment
LDS	Local Development Scheme
LGS	Local Green Space
LPEG	Local Plans Expert Group
MM	Main Modification
MoU	Memorandum of Understanding
NHS	National Health Service
NYCC	North Yorkshire County Council
OAN	Objectively assessed need
ONS	Office for National Statistics
PPG	Planning Practice Guidance
PROW	Public Right of Way
PSED	Public Sector Equality Duty
RSPB	Royal Society for the Protection of Birds
SINC	Site of Importance for Nature Conservation
SFAS	Skipton Flood Alleviation Scheme
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SPA	Special Protection Area
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SPD	Supplementary Planning Document
SuDS	Sustainable Drainage System
TDC	Tourism Development Commitment
WMS	Written Ministerial Statement
YDNPA	Yorkshire Dales National Park Authority

Non-Technical Summary

This report concludes that the *Craven Local Plan* provides an appropriate basis for the planning of the District of Craven outside the Yorkshire Dales National Park, provided that a number of main modifications are made to it. Craven District Council has specifically requested that I recommend any main modifications necessary to enable the Plan to be adopted.

The main modifications all concern matters that were discussed at the examination hearings. Following the hearings, the Council prepared a schedule of the proposed modifications and where necessary carried out a sustainability appraisal of them. The main modifications were subject to public consultation between 19 February and 1 April 2019 and 18 July and 29 August 2019. I have recommended their inclusion after considering all the representations made. In summary, they:

- Modify Policy SP4 by defining villages in Tier 5 of the settlement hierarchy and to provide effective criteria for considering development proposals within, adjoining or outside the main built up areas;
- Modify the development principles for allocated sites under Policies SP5-SP11 for clarity and effectiveness;
- Delete allocated site HB036 (land east of Robin Lane, High Bentham);
- Modify Policy H2 to include separate requirements for affordable housing provision on brownfield sites and for age restricted and extra care housing;
- Clarify the amount of land required for employment over the plan period, and list the sites allocated to meet the identified need in Policy SP2;
- Modify Policies EC1 and EC2 to support proposals for economic development within the main built up areas of Tier 1-5 settlements;
- Modify Policy EC4 to make it clear which areas are defined as Key Locations for Tourism Development;
- Insert a new Policy, EC4B, to provide specific criteria for alternative proposals for tourism development at Hellifield;
- Modify Policy EC4A to state what types of development will be permitted, and where, at Bolton Abbey;
- Modify Policy EC5 by clarifying what uses are permitted in Skipton's Primary Shopping Area and Town, District and Local Centres;
- Amend Local Green Space designations under Policy ENV10;
- Add additional criteria to Policy ENV1 to consider the impact of external lighting on the character of Craven's landscape;
- Remove the requirement for development proposals to accord with the North Yorkshire County Council's parking standards in Policy INF4;
- Amend the criteria in Policy INF6 concerning the provision of education infrastructure;
- Insert a new policy (INF7) to maximise use of sustainable transport and ensure that necessary junction improvements are provided in Skipton;
- Insert a Key Diagram and schedule of saved policies to be superseded; and
- Modify other aspects of the Plan to ensure that it is justified, effective and consistent with national policy.

Introduction

1. This report contains my assessment of the *Craven Local Plan* in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first, whether the Plan's preparation has complied with the duty to co-operate ('DtC'). It then considers whether the Plan is sound, and finally, whether it is compliant with the legal requirements. Paragraph 182 of the 2012 National Planning Policy Framework ('the Framework') states that in order to be sound a Local Plan should be positively prepared, justified, effective and consistent with national policy.
2. The revised Framework was published in July 2018, and further revised in February 2019. It includes a transitional arrangement in paragraph 214 whereby, for the purpose of examining this Plan, the policies in the 2012 Framework will apply. Likewise, where the national Planning Practice Guidance ('PPG') has been updated to reflect the revised Framework, the previous versions of the PPG continue to apply for the purposes of this examination. Therefore, unless stated otherwise, references in this report are to the 2012 Framework and the versions of the PPG which were extant prior to July 2018.
3. The starting point for the examination is the assumption that Craven District Council ('the Council') has submitted what it considers to be a sound plan. The Plan, submitted in March 2018, is the basis for the examination. It was published for consultation during January and February 2018.

Main Modifications

4. In accordance with Section 20(7C) of the 2004 Act the Council has requested that I should recommend any Main Modifications ('MMs') necessary to rectify matters that make the Plan unsound, and thus incapable of being adopted. This report explains why the recommended MMs, all of which relate to matters that were discussed at the examination hearing sessions, are necessary. The MMs are referenced in bold in the report (**MM1**, **MM2** etc.) and are set out in full in Appendix 1.
5. Following the examination hearings, the Council prepared a schedule of the proposed MMs and carried out a sustainability appraisal ('SA') of them where relevant. The MM schedule was subject to public consultation between 19 February and 1 April 2019. In light of the representations received a further schedule of MMs was prepared and consulted upon between 18 July and 29 August 2019. I have taken account of the responses to both consultations in reaching my conclusions on the main issues.

Policies Map

6. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination the Council is required to provide a submission policies map showing the changes that would result from the proposals in the plan. In this case, the submission policies map consists of an overview of the district, and 29 inset maps.

7. The policies map is not defined in statute as a development plan document and therefore I do not have the power to recommend main modifications to it. However, a number of the proposed MMs require consequential changes to the policies map. This includes the deletion of site HB036, amendments to sites SG021/SG066/SG080 and SK058, the modification of Local Green Spaces SK-LGS64 and HE-LGS1 and the identification of Town, District and Local Centres in Policy EC5. There are also instances where the geographic illustration of policies is not justified, and amendments are required to ensure that they are effective. For example, defining the Tourism Development Commitment at Hellifield.
8. Changes to the submission policies map were published for consultation alongside the MMs. When the Local Plan is adopted, in order to comply with the legislation and give effect to its policies, the Council will need to update the adopted policies map to include the proposed changes. Any cartographical errors (such as the omission of Key Locations for Tourism Development and Source Protection Zones) should also be rectified, along with the most up-to-date position concerning housing commitments shown on the inset maps.
9. As submitted the Plan does not include a key diagram as required by paragraph 157 of the Framework. This is rectified by **MM9** which illustrates the broad locations for development. **MM1** and **MM125** are also necessary to list those policies which the Local Plan replaces.

Assessment of Duty to Co-operate ('DtC')

10. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council has complied with any duty imposed on it by section 33A in respect of the Plan's preparation.
11. The *Craven Local Plan Duty to Cooperate Statement Update*¹ sets out the main cross-boundary issues that have been subject to ongoing engagement with neighbouring authorities and key stakeholders. Amongst other things this includes housing growth in settlements bisected by the Yorkshire Dales National Park boundary, the setting of the National Park, the setting of the Forest of Bowland AONB and strategic flood risk issues. Appendix A contains records of all the meetings, correspondence and consultation with neighbouring authorities throughout the preparation of the Plan, including a summary of the actions and outcomes.
12. Examination Document SD006 includes a Memorandum of Understanding ('MoU') between Craven District Council and the Yorkshire Dales National Park Authority ('YDNPA'). In summary, it confirms that the YDNPA is supportive of the housing, employment and infrastructure growth proposed in the Plan. The evidence demonstrates how the Council has identified cross-boundary issues, engaged with relevant neighbouring authorities and decided on a spatial strategy for the area. This is consistent with the outcomes expected in the PPG.²

¹ Examination Document SD006

² Paragraph: 010 Reference ID: 9-010-20140306

13. I therefore conclude that the Council has engaged constructively, actively and on an on-going basis in the Plan's preparation. Dialogue has led to specific policy outcomes and the DtC has been met.

Assessment of Soundness

Main Issues

14. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings, I have identified 13 main issues upon which the soundness of the Plan depends. The following sections of the report deal with the main issues and focus on matters of soundness, rather than responding to every point raised by representors.

Issue 1 – Whether the Plan is informed by a robust, objective assessment of housing need and whether the housing requirement is justified and positively prepared to meet that need

15. Policy SP1 sets out a housing requirement of **4,600** dwellings over the plan period (2012-2032). This is defined as a minimum net target and equates to 230 dwellings per annum ('dpa').

Housing Market Area

16. The PPG³ advises that housing market areas ('HMA's') can be broadly defined by assessing migration flows and the extent to which people move house in an area. A high proportion of household moves is defined as typically 70%.
17. Evidence provided in the *Strategic Housing Market Assessment Update 2017* ('SHMA')⁴ analyses migration patterns from the 2011 census. It demonstrates that containment levels for Craven are approximately 59% (origin) and 61% (destination). This is slightly lower than the 70% threshold in the PPG.
18. However, neighbouring Bradford is a largely self-contained district, with over 76% of house moves taking place within its administrative boundary. Whilst it has functional links with Leeds, Bradford is an appropriate HMA in its own right. So are Lancaster and Pendle, with the latter having a greater association with the Burnley HMA than Craven. An HMA based on the Craven administrative boundary is therefore justified, and reflects its rural location in between the Leeds and Manchester city regions.

Demographic Starting Point

19. The SHMA Update uses the 2014 based household projections. At the time of submission they represented the most up-to-date evidence of housing growth, and equated to a need for **2,600** dwellings (130 dpa over the plan period). To reflect under-estimations in population growth a 're-based' profile was also tested. This scenario slightly increases the projected need for housing to **2,820** dwellings (141 dpa).

³ Paragraph: 011 Reference ID: 2a-011-20140306

⁴ Examination Document Ho013

20. Guidance in the PPG advises that plan makers may consider sensitivity testing, specific to local circumstances, based on alternative assumptions regarding demographic projections and household formation rates.⁵ The SHMA therefore assesses migration over a longer, 15-year timeframe. This avoids forecasting future needs based on short-term recessionary trends, which in Craven, highlighted significantly lower in-migration. In this case it provides a more robust assessment of likely future growth and identifies a need for **3,980** dwellings (199 dpa).
21. A further adjustment has been made by using alternative headship rates for young adults. The SHMA assesses household formation by using a partial return to a mid-point between the 2014 and 2008-based headship rates for the 25-34 age group. Although I find the evidence in support of this uplift largely inconclusive, it only equates to an additional 3 dwellings per year. (**4,040** dwellings over the plan period or 202 dpa).
22. Prior to the examination hearing sessions the 2016 based sub-national population projections were published. The PPG advises that wherever possible local needs assessments should be informed by the latest available evidence, but this does not automatically mean that housing assessments become out-of-date every time new projections are issued. In response, the Council has produced an update⁶ which shows that based on the 2016-projections the need for housing would only increase marginally, to **4,060** dwellings (203 dpa). Over the plan period the difference of 20 dwellings is not meaningful and the SHMA has not been rendered out-of-date.

Market Signals

23. Between 2005 and 2016 lower quartile house prices in Craven increased from £119,500 to £138,000. During the same period median house prices increased from £159,000 to £182,500. The most recent data in the SHMA suggests that prices are continuing to rise, with a lower quartile price of £145,000 in the first half of 2017 and a median price of £195,000. Translated into a House Price Ratio this shows worsening affordability, with an increase from 7.0 in 2005 to 8.3 in 2016. This is higher than the figure for England (7.2).
24. Rental levels show a similar trend. Although median rents have remained relatively stable, from 2010 to 2016 lower quartile rents increased from £446 to £494 per month. The latest Rental Affordability Ratio for Craven is 36.3%, which is higher than neighbouring Bradford and Harrogate.
25. Worsening affordability therefore remains an issue and justifies an uplift to increase the supply of housing. The SHMA recommends a 20% uplift which results in the need for **4,840** dwellings, or 242 dpa.
26. In seeking to quantify the uplift the Council has referred to the *Report to the Communities Secretary and to the Minister of Housing and Planning (Local Plans Expert Group 'LPEG')*. It suggests that where the House Price Ratio is at or above 7.0, and/or the Rental Affordability Ratio is at or above 30%, then a 20% uplift should be applied. An uplift of 25% is recommended where the

⁵ Paragraph: 017 Reference ID: 2a-017-20140306

⁶ Examination Document EL4.008c

House Price Ratio is at or above 8.7 and/or the Rental Affordability Ratio is at or above 35%.

27. The Rental Affordability Ratio for Craven is 36.3%, which suggests that a higher increase of 25% should be applied based on the LPEG Report recommendations. But the recommendations only provide a benchmark to consider the scale of any uplift, which remains a matter of professional planning judgement. They do not represent national planning policy for the purpose of this examination.
28. It is also important to note that the Rental Affordability Ratio in Craven has fluctuated since 2010. As demonstrated by Table 5.1a in the SHMA, values have been rising and falling from roughly 32%, to a high of around 36%. Between 2010 and 2016 the average was 34.2%. For these reasons I consider that the uplift in the SHMA is a reasonable and proportionate response for Craven. Accordingly, the figure of **4,840** dwellings, or 242 dpa, represents a robust objectively assessed need ('OAN') for Craven District.

Yorkshire Dales National Park

29. The OAN of **4,840** dwellings (242 dpa) relates to the Craven District. However, part of the District falls within the YDNP. It is therefore necessary to establish a housing requirement for just the plan-area.
30. It has been assumed that 15% of the District's growth will take place in the National Park. This is based on an assessment of Craven's four sub-areas in Examination Document De002. It estimates that the proportion of growth in South Craven (including Skipton) will be 57%, with 19% in mid-Craven, 9% in North Craven and 15% in the National Park.
31. To put this figure into context, the YDNPA's Local Plan seeks to achieve 27 dpa in Craven. The figure of 15% (or 36 dpa) therefore broadly reflects the spatial strategy in the National Park and is justified. As identified above, the Council has been actively engaging with the YDNPA throughout the plan's preparation and have an agreed position statement. Attributing 15% of the OAN to the YDNP leaves a requirement for **4,120** dwellings (206 dpa) to be met in Craven District, outside the National Park.

Housing Growth Strategy

32. Policy SP1 sets a higher housing requirement of **4,600** dwellings (230 dpa). The main reason for the further uplift is to provide additional affordable housing.
33. In reaching this figure the *Housing Growth Option Paper*⁷ considered Options A-D, ranging from 145 dpa to 350–400 dpa. The November 2017 *Housing Growth Option Paper Addendum*⁸ considered a further 3 options, including 206 dpa, 242 dpa and 280 dpa.

⁷ Examination Document Ho005

⁸ Examination Document Ho004

34. The higher options were rejected due to the capacity of Skipton to accommodate further growth. Additional housing would be required in the Tier 2-4 settlements which have significantly lower levels of employment, services and facilities. This would undermine the spatial strategy which, for the reasons set out below, focuses the majority of new housing in Skipton in an attempt to attract younger families into the area.
35. The additional uplift above the OAN for housing is therefore a positive, justified response to provide additional market and affordable homes in Craven. In doing so, the Plan will be consistent with other specific, measurable and deliverable strategies such as the York, North Yorkshire and East Riding Housing Action Plan. It is also consistent with the Framework which seeks to boost significantly the supply of housing.
36. Concerns have been raised that by attributing growth to the National Park not all the District's housing needs will be met, as the Council will have no control over delivery. However, because of the uplift in response to the Housing Growth Strategy, the difference between the housing requirement (4,600) and the Craven District OAN (4,840) is only 240 dwellings. This only leaves 12 dpa to be met within the YDNP. Information supplied by the YDNPA confirms that since 2013/14 roughly 17 dpa have been completed, with a further 167 dwellings identified through planning permissions and allocations. Subject to the conclusions on supply below, I am therefore satisfied that the full OAN for housing will be met.
37. That being the case, to provide greater clarity on this issue additional text should be included in the Plan to confirm that the two authorities will continue to work together and identify any actions necessary if the position changes (**MM122**). The very specific reference to rates of delivery in the YDNP, which could quickly become out-of-date, should also be deleted by **MM2**.

Conclusion

38. Establishing the future need for housing is not an exact science. Assessing the OAN for housing is based on an exercise of reasoned judgements on a careful assessment of the relevant evidence. In my view, the Council has followed this approach. The Plan is informed by a robust, objective assessment of housing need and is positively prepared in identifying a housing requirement to ensure that needs will be met.

Issue 2 – Whether the housing strategy and distribution of growth is justified and consistent with national planning policy

Settlement Hierarchy – Policy SP4

39. Skipton is by far the largest settlement in Craven and benefits from a wide range of employment, services, facilities and public transport connections. It also contains the administrative functions of the District Council and a range of services provided by North Yorkshire County Council ('NYCC'). Identifying Skipton as the Principal Town Service Centre (Tier 1) is therefore appropriate.
40. Below Skipton are the Key Service Centres of Settle (in the mid sub-area) and High and Low Bentham (in the north sub-area). Settle is the only town in the mid sub-area of the district, has a good range of services and facilities and

supports the surrounding rural area. It is also a popular tourist destination. Identifying Settle as a Key Service Centre reflects its role and function.

41. In High and Low Bentham, the level of services is more typical of a Local Service Centre than a Key Service Centre. However, the combined settlement is the largest, and the only town in the northernmost part of the district. Although the built-up areas of High and Low Bentham are separated by a green wedge, they are viewed as a single community under the administration of Bentham Town Council. To ensure an appropriate distribution of growth throughout the district, and to support sustainable rural development, identifying High and Low Bentham as a Tier 2 settlement is therefore justified.
42. Glusburn and Crosshills have a greater population than High and Low Bentham and benefit from frequent public transport services to Burnley and Keighley. But the A6068 suffers from significant congestion and delays at peak hours caused by the Aire Valley railway crossing. Glusburn and Crosshills are also situated nearer to the South Pennine Moors Special Protection Area ('SPA') Phase 2 and Special Area of Conservation ('SAC'). To limit the potential for additional recreational disturbance the Plan seeks to restrict growth in this area by identifying Glusburn and Crosshills as a Local Service Centre (Tier 3). This is an appropriate and justified strategy given the identified constraints.
43. The other Local Service Centres include Gargrave and Ingleton. They are typically larger than the Villages but are different from the Tier 2 settlements due to their inferior public transport connections and the need for residents to access services in other locations (such as secondary schools).
44. Below the Local Service Centres are Tier 4 Villages with Basic Services and Villages with Basic Services bisected by the YDNP boundary. They are defined by Examination Document EL3.004(ii) as containing a children's play area and at least two other facilities from a list of a primary school, a shop and a pub. This approach ensures that the settlements have been considered on a transparent and consistent basis. Any settlements failing to meet the definition fall into Tier 5 – 'Other villages and the open countryside'.
45. Using this methodology, the Plan defines Giggleswick as a Village. Despite being adjacent to Settle, which contains a good range of shops, services and facilities, Giggleswick is separated by the River Ribble and has a very different, semi-rural residential character. The decision to identify Giggleswick as a Village in its own right is therefore justified, and its position in the settlement hierarchy reflects its character, role and function.

Distribution of Growth – Policy SP4

46. Policy SP4 sets out 'guideline' figures for housing growth in each Tier of the hierarchy. In summary, it seeks to deliver 50% of the housing requirement in Skipton, 10.9% in the Key Service Centres, 3.5% in the Local Service Centres, up to 2.5% in the Villages with Basic Services and 6% elsewhere.
47. Examination Document Sp001 sets out the different options the Council considered for distributing growth. Each of the Options (A) to (D) was subject to Sustainability Appraisal ('SA'). The SA process identified a fifth scenario; Option E. This has been carried forward into the submission Local Plan and

seeks to focus the majority of growth on Skipton and the main settlements, but with growth also allocated to the smaller towns and villages.

48. Directing 50% of the housing growth to Skipton reflects the town's status as by far the largest settlement with the greatest level of jobs and services. The Plan is therefore consistent with one of the Framework's Core Planning Principles which seeks to focus significant development in locations which are, or can be made, sustainable. It is also generally the case that larger towns will usually be able to absorb proportionately more development than smaller ones without compromising their character. This is especially important in Craven where numerous settlements are located on the edge of the YDNP.
49. One of the main reasons for identifying Settle and High and Low Bentham as Key Service Centres was to provide a balanced distribution of housing across the district. Their level of growth will ensure that new housing is spread throughout each sub-area and reinforce the function of both service centres. The strategy also seeks to attract people of a working age into the district to address the relatively high proportion of retirees in Craven. This is a sound strategy and is best achieved by focusing new housing in the areas of Skipton, Settle and High and Low Bentham where people can easily access jobs, education, childcare and transport. Combined, over 70% of the total housing growth will take place in Tiers 1 and 2.
50. In High and Low Bentham a greater level of growth *could* have been achieved. Nevertheless, Policy SP4 will deliver around 500 dwellings there over the plan period. With a population of approximately 3,050, the scale of additional housing will be commensurate with its size. Likewise, with the exception of Glusburn and Crosshills (for the reasons given above), the 3.5% of overall housing growth proposed in the Local Service Centres is broadly proportionate to their size, level of services and accessibility by public transport.
51. In the Tier 4 settlements housing growth varies from 0-2.5% of the total figure. The precise distribution to individual settlements has been influenced by factors such as land availability, environmental constraints, existing commitments and the spatial distribution across the sub-areas. For example, Cononley has 2.5% growth compared to Burton in Lonsdale which only has 0.4%. This reflects the availability of a large mixed-use site close to the railway station (Site CN006). When also considering that the process of allocating sites involves an element of planning judgement, there is, quite reasonably, no precise correlation between the size of a Local Service Centre and its level of growth.
52. In Giggleswick the amount of planned growth has nearly all been accounted for by completions and commitments. Nevertheless, the village is within walking distance of Settle where over 500 new dwellings are proposed. There are also an additional 35 dwellings allocated on land at Lord's Close (Site SG014), and, the Plan allows for additional sites to come forward through the Neighbourhood Plan process. The planned level of growth is justified.
53. At Carleton 55 dwellings are proposed over the plan period. Upon submission this broadly reflected the number of committed dwellings. During the examination process a new planning permission has been granted on a site which has significantly reduced its yield to only 4 dwellings. Whilst this would

potentially leave a deficit (the site may yet come forward for 24 dwellings) the level of growth proposed for Carleton is sound. It reflects the scale and distribution of development tested in the SA and would be commensurate with the size and level of services on offer in the village. Given its proximity to Skipton any potential future residents are also likely to rely on the much wider range of services only a relatively short distance away.

54. Elsewhere no housing growth is attributed to Bolton Abbey or Long Preston. At Long Preston the Plan reflects the fact that the majority of the village falls within the YDNP. The situation at Bolton Abbey is different. Although the village contains enough services and facilities to be defined as a Tier 4 settlement, a bespoke approach has been taken through Policy EC4A which seeks to determine its level of growth through a masterplanning process. This is justified in light of its heritage assets of 'exceptional' significance⁹ and the need to secure the sustainable future of Bolton Abbey as a tourist destination.
55. As submitted, there is an internal conflict between Policy SP4 (which states that no new housing is proposed at Bolton Abbey) and Policy EC4A (which supports mixed-use development in the Core Visitor Area). For clarity and effectiveness both are rectified by **MM7**, **MM8** and **MM104** which refer to the potential for new mixed-use development.
56. Elsewhere 6% growth is attributed to 'Other Villages and the Countryside'. Supporting some new housing in the smaller villages is appropriate to maintain their future sustainability, especially given the rural nature of Craven. However, the Plan does not identify the 'Other Villages'. As such, developers, decision-makers and local communities would not be able to ascertain whether Policy SP4(F) or (K) applied. For effectiveness **MM7** is therefore required to list the Tier 5 Villages which are based on a threshold of 15 houses. Because the majority of smaller settlements are unlikely to have shops or services, assessing them by number of dwellings, rather than facilities, is appropriate.
57. Evidence provided by the Council shows that only around 3 dpa were delivered in Tier 5 villages from 2007 to 2008.¹⁰ It has therefore been suggested that a smaller amount of growth should be attributed to this tier, with more elsewhere. However, Examination Document EL3.006(iv) shows that over the past 11 years 155 net dwellings have been delivered on small sites in the countryside (14 dpa). When considering the predominantly rural nature of Craven, it is highly likely that there will continue to be a need for rural workers to live at or near their place of work. The levels of growth also balance the need to deliver significant new housing in Tiers 1 and 2, but provide some new development in the rural areas to support existing communities.

Conclusion

58. Subject to the recommended MMs I therefore conclude that the settlement hierarchy and spatial distribution of growth are justified and consistent with national planning policy. I am also satisfied that the SA has considered a range of reasonable alternatives, including more dispersed growth and a greater focus on the built-up areas of the south-east sub-area.

⁹ As defined by Examination Document Hol001 (Bolton Abbey Development Options Appraisal Study, April 2017)

¹⁰ Examination Document EL3.006(iv)

Issue 3 – Whether Policy SP4 will be effective for decision-making purposes and in achieving the proposed housing strategy

59. The Plan does not define any settlement or development boundaries. Instead, it seeks to respond positively and flexibly to development needs by considering progress against the planned level of growth for each settlement. New residential development is permitted on allocated sites and through the application of Policy SP4. The criteria in Policy SP4 seek to explain the circumstances where development can come forward.
60. In the absence of any settlement boundaries several changes are required to Policy SP4 to ensure that it provides a robust, effective policy framework to consider proposals for development on non-allocated sites. The changes are also necessary for clarity, and to ensure consistency with paragraph 154 of the Framework which states that policies should provide a clear indication of how a decision maker should react to a development proposal.

Tier 1-4 Settlements

61. New residential development is supported in the 'main built up area' of Tier 1-4 settlements. In the submitted Plan the main built up area is defined as the continuous built form of the settlement with several clearly defined exceptions.
62. To prevent scenarios where ribbon development can continuously extend outwards from a settlement, and in the interests of maintaining rural character, it is necessary to prevent further ribbon development by adding it to the list of exceptions (**MM8**). Although the policy will require an element of planning judgement, subject to this MM the definition of the 'main built up area' is sufficiently clear for it to be effective.
63. As submitted criterion (H) only allows additional housing growth on previously developed land within Tier 1-4 settlements. Given the predominantly rural nature of Craven this would unnecessarily restrict new housing coming forward in some of the smaller settlements where opportunities to reuse brownfield land is limited. It is therefore necessary to broaden the scope of Policy SP4 in **MM7** and **MM8** by allowing housing development on other non-allocated land within these settlements to ensure that it is effective and positively worded.
64. A significant number of concerns have been raised that this will drastically widen the scope of sites that can be built on. But the policy continues to afford adequate control by precluding the development of gardens, paddocks and other undeveloped land on the edges of settlements which contribute positively to local character. Because the plan is read as a whole, other relevant policies would also apply, such as the protection of sport, open space and recreation land.
65. In seeking to provide a flexible and responsive approach to meeting needs Policy SP4 also permits new housing adjoining settlements in three scenarios. The first is where it can be demonstrated that the planned level of growth for that settlement will not be delivered over the plan period. In principle this is justified. It permits additional windfall sites where they are required to meet the spatial strategy and ensures that proposals are tested against a set of defined criteria.

66. However, it is unclear which settlements Policy SP4(I) applies to. **MM8** clarifies this by confirming that sites adjoining Tier 1-4 settlements will be considered. Although the spatial strategy includes Tier 5 Villages, due to their size they do not have a specific growth figure to assess progress against. The Tier 5 settlements are also typically small villages with little or no shops, services and public transport provision. Restricting open market housing to limited growth *within* these settlements is therefore appropriate.
67. In establishing whether Policy SP4(I) applies it will be necessary to consider the progress of allocated sites, some of which may not come forward until later in the plan period. The figures in Policy SP4 should therefore refer to the total amount of planned housing growth for each settlement, rather than a yearly figure. This is modified by **MM8**, with consequential changes to the supporting text made by **MM7**.
68. The effectiveness of Policy SP4 will depend on the amount of growth for each settlement being regularly reviewed and published by the Council. Because Table 5 only provides a snapshot in time it will quickly become outdated as more planning permissions are granted, or where planning permissions lapse. For effectiveness it is therefore necessary to remove Table 5 and include a commitment for the Council to publish updates on a regular basis, usually quarterly. This is rectified by **MM7** and **MM9** and will ensure that decision-makers, developers and local communities know whether Policy SP4(I)(a) applies. For the same reasons it is also necessary to refer to the Housing Trajectory, which will be updated annually, and bring Policy SP1 up-to-date by **MM3**.
69. Where the planned level of growth for a Tier 1-4 settlement will not be achieved, proposals for new development adjoining the main built up area will be acceptable in principle subject to meeting criteria i) to vii). Due to their location on the edges of settlements criteria relating to character and appearance, preventing coalescence and ensuring that schemes are proportionate in size are all necessary and justified. On the other hand, the need for proposals to demonstrate that the highway network could satisfactorily accommodate traffic is ambiguous. The need for proposals to consider traffic impacts is also covered in detail by Policy INF7, which includes a broader assessment of sustainable transport. Part vi) is therefore unnecessary and deleted by **MM8**.
70. The second and third instances where additional housing will be permitted adjoining Tier 1-4 settlements is where development relates to a rural exception site (b), or where it is 'justified by special economic, environmental and/or social circumstances' (c). Part (c) is intended to allow for circumstances such as where the redevelopment of a brownfield site would bring about significant environmental improvements. For clarity it is necessary to explain this through changes to the supporting text. (**MM7**)
71. Because the housing requirement is a minimum figure, concerns have been raised that the spatial strategy only plans to meet a minimum level of growth. But Policy SP4 supports additional housing within the main built up areas of Tier 1-5 settlements and allows non-allocated sites to come forward through the neighbourhood planning process. There is nothing to suggest that the requirements for each settlement will therefore be treated as a 'cap'.

Tier 5 Settlements

72. For clarity and for consistency with other settlements in the hierarchy, **MM8** includes additional wording to confirm that new housing will be supported *within* the main built up area of Tier 5 Villages. This ensures that new housing can come forward to secure the sustainable future of smaller rural settlements.
73. To reflect the size, role and function of Tier 5 Settlements, Policy SP4(J) includes an additional requirement that proposals for housing are 'small in scale', unless the listed exceptions apply. This lacks sufficient clarity to be effective and **MM8** therefore confirms that proposals should be limited to around 4 dwellings. Given the limited size of the Tier 5 Villages, and their predominantly rural location, the additional limitations on new housing developments are justified.

Development in the Countryside

74. If a site is outside the main built up area of a Tier 1-5 settlement defined by Policy SP4, and it is not an adjoining site for the purposes of criterion (I), then it falls within the countryside. When the policy and supporting text are read together this is sufficiently clear.
75. Where new residential development is proposed in the countryside Policy SP4(K) requires schemes to accord with the Framework and meet one of the circumstances listed under i) to iii). Requiring development to accord with the Framework as a whole is ambiguous. Instead, for clarity and effectiveness it is necessary to include specific criteria for proposals to follow, including schemes which demonstrate exceptional quality or innovative design as permitted by national planning policy (**MM8**). To reflect these changes the supporting text also needs to be updated by **MM7**.

Conclusion

76. Subject to the recommended MMs I therefore conclude that Policy SP4 will be capable of providing an effective basis for decision-making purposes and in achieving the proposed housing strategy.

Issue 4 – Whether the process for selecting residential allocations was robust, and whether they are justified and capable of being developed over the plan period

Methodology

77. Sites put forward in the *Strategic Housing Land Availability Assessment* ('SHLAA') went through an initial screening exercise where they were considered against a set of criteria to determine site suitability. From the initial sieving exercise sites were considered through the SA process (Stage 1) which considered potential allocations against a range of sustainability indicators with input from the YDNPA, North Yorkshire County Council ('NYCC'), the Environment Agency ('EA') and Historic England. Suitable sites were then taken forward into a 'Pool of Sites' from which they proceeded to a 'District Level Analysis' (Stage 2).

78. The degree to which the scores have influenced site allocations varies by location. For example, Settle and Bentham are both Tier 2 settlements yet have varying levels of flood risk. As a result, a site may score poorly for flooding in Settle, but would still bring about significant social and economic benefits. The process therefore requires an element of planning judgement, rather than simply adding up positive and negative scores.
79. A final assessment was used to determine preferred allocations and included a consideration of site viability, proximity to natural environment features (such as SPAs), proximity to designated landscapes (such as the YDNP) and proximity to health and safety executive zones. As with the 'Pool of Sites', this 'District Level Analysis' also required professional judgement, especially where the number of suitable sites exceeded the growth target for a settlement. Nevertheless, it ensured that the sustainability merits of sites have been tested on a broadly consistent basis. Overall, the site selection process has been robust, and reasonable alternatives have been considered.
80. It has been suggested that the Council incorrectly determined the flood risk vulnerability of site Ref GA025, which meant that it did not progress to the 'Pool of Sites'. But the SA process also identified that the open site was bordered by a scenic area of the canal divorced from existing development. This was reinforced by the Council's June 2018 decision to refuse outline planning permission due to harm to landscape character. There are also other allocated sites in Gargrave, which, along with commitments, would meet the growth identified in Policy SP4. Thus, whether or not the flood risk maps had been updated by the EA, there is nothing to suggest that the site would have passed Stages 1 and 2.

Development Principles

81. For allocated sites the proposed number of dwellings has been determined by applying a standard density of 32 dwellings per hectare ('dph') to the net site area. The figure is an average based on schemes delivered across Craven.
82. Applying a standard density is a reasonable approach to establishing an approximate yield for each site. However, the final design is likely to determine the net site area, which in turn, will establish total dwelling yield. There may also be instances where the characteristics of a site justify a higher, or lower, density. It is therefore necessary to provide greater flexibility by referring to site areas and dwelling totals as approximate.
(MM10, MM11, MM12, MM13, MM14, MM15, MM16, MM17, MM18, MM19, MM20, MM21, MM22, MM23, MM29, MM30, MM31, MM32, MM33, MM34, MM35, MM36, MM37, MM39, MM40, MM41, MM42, MM43, MM44, MM45, MM47, MM48, MM49, MM50, MM51, MM52, MM53, MM54, MM55, MM56, MM57, MM58, MM59, MM61, MM62, MM63, MM64, MM65, MM66, MM67, MM68 and MM69.
83. For the same reasons the areas of green infrastructure should be referred to as indicative where included as part of allocations, with site areas rounded to the nearest decimal point (**MM11, MM16, MM17, MM19, MM20, MM21, MM22, MM23, MM30, MM31, MM32, MM35, MM39, MM49, MM52, MM63 and MM66**). Similar modifications are also required to Policy ENV5 and the supporting text by **MM80 and MM81**. Because the areas of green

infrastructure are not intended to be definitive at this stage (and will be informed by detailed design and masterplanning) the Council should ensure that they are appropriately labelled on the policies maps. These MMs improve the effectiveness of the Plan by adding a degree of flexibility on details which are more appropriately addressed at the planning application stage.

84. Although several of the residential allocations are subject to flooding, the Council has demonstrated how development can come forward and avoid areas at the greatest risk (in Flood Zones 2 and 3) through layout and siting. Avoiding areas of flood risk has also been accounted for in the calculation of housing yield and the requirement for green infrastructure. Provided that sites avoid areas at the greatest risk of flooding their development will be consistent with the sequential approach advocated by the Framework and the *Craven District Council Level 1 Strategic Flood Risk Assessment*¹¹ ('SFRA'). The development principles are therefore necessary and justified, but to be effective they should be clearer in stating that where necessary the design and layout of proposals must be informed by a Flood Risk Assessment. (**MM11, MM13, MM15, MM16, MM18, MM19, MM20, MM21, MM22, MM23, MM26, MM28, MM31, MM32, MM33, MM35, MM36, MM37, MM39, MM42, MM44, MM45, MM49, MM52, MM56, MM59, MM60, MM63, MM68 and MM69**)
85. In some cases, no flood risk or surface water hazards have been identified. The development principles are therefore superfluous and should be deleted. Where sites are over 1ha in size the provision of a flood risk assessment is already required by the Framework (**MM17, MM30, MM48, MM55, MM57, MM58 and MM64**).
86. Some, but not all of the allocations require development proposals to incorporate sustainable drainage systems ('SuDS'). However, the Plan is read as a whole and the need for SuDS is included in Policy ENV6. The allocations are not unsound by failing to include this requirement.
87. Where necessary the development principles also require the design and layout of proposals to conserve the significance of heritage assets. Although this is justified, simply referring to 'conservation areas and listed buildings' lacks sufficient clarity to be effective. Where a site needs to account for its proximity to a particular heritage asset it should be clearly set out. Similarly, where sites are likely to require archaeological investigation, for effectiveness the relevant policies should also refer to the need for mitigation. Both issues are rectified by **MM11, MM12, MM14, MM15, MM16, MM17, MM18, MM19, MM20, MM21, MM22, MM23, MM30, MM31, MM32, MM34, MM35, MM36, MM39, MM41, MM50, MM55, MM56, MM57, MM59, MM63, MM64, MM66, MM67, MM68 and MM69**.
88. Part of the justification for several sites in and around Skipton is that they would not give rise to any significant increase in recreational disturbance on the North Pennine Moors SPA and SAC, subject to including generous areas of open space. The extensive areas of green infrastructure shown on the policies map are therefore justified. However, with the exception of land at Malsis Hall, Glusburn (Site SC085), this requirement is not translated into the

¹¹ Examination Document FI001

development principles. To ensure that the Plan is effective **MM11, MM17, MM19, MM20, MM21** and **MM23** are therefore necessary. For the same reason MMs are required to sites in Settle, High and Low Bentham and Ingleton due to their proximity to the Ingleborough Complex SAC, Craven Limestone Complex SAC and/or Bowland Fells SPA. (**MM30, MM31, MM32, MM35, MM39, MM49, MM58**)

89. Finally, for effectiveness, and to ensure consistency with paragraph 115 of the Framework, reference to proposals 'taking account' of the Forest of Bowland AONB need to be modified to state that development should have regard to conserving landscape and scenic beauty. This is rectified by **MM41, MM42, MM43, MM44, MM45, MM47, MM48, MM49** and **MM50**.

Allocated Sites

Skipton – Tier 1 (Policy SP5)

90. To the north west of Skipton Site SK081/SK082/SK108 is allocated for around 325 dwellings and a new primary school. The reason for allocating part of the site for education is due to the lack of capacity and/or ability to significantly expand existing primary schools in the area. The inclusion of the 1.8 hectare site is therefore justified and necessary at this moment in time. However, alternative provision could be made elsewhere during the plan period, or additional capacity may become available. For effectiveness it is therefore necessary to confirm that the site is identified for a new primary school unless needs are met elsewhere (**MM17**).
91. The requirement for a landscape buffer along the north/north-west boundary of the site is justified by the Council's *Landscape Visual Impact Assessment* ('LVIA').¹² It concludes that landscape mitigation is necessary in the form of a green infrastructure corridor due to, amongst other things, the relationship between the site and the YDNP. The LVIA also provides justification for retaining the existing tree copses and an open aspect to the south.
92. Due to the size of the allocation and the mix of uses proposed the requirement to carry out a masterplan is necessary to ensure a comprehensive and cohesive development. However, the requirement for the masterplan to be carried out in accordance with, and to the 'satisfaction' of key stakeholders is ambiguous and unnecessary. For clarity Policy SP5 should instead state that proposals for new development should be supported by a masterplan *in consultation* with stakeholders, and this is rectified by **MM17**. Because the wording is used for other allocations the same changes are required by **MM24, MM25, MM103** and **MM104**. Although not consulted upon as part of the MMs, for consistency and clarity I have also used the same wording in Appendix 1 for Site SG060 (**MM38**).
93. To the east of Skipton Site SK089/SK090 is also allocated for new housing and a primary school. The same reasons support its inclusion in the Plan, namely the lack of suitable primary schools in this part of Skipton with the capacity to accommodate the growth proposed. Likewise, for the reasons given above,

¹² Examination Document La007

the development principles should be modified by **MM20** to provide greater flexibility in the event that provision is made elsewhere.

94. In response to concerns that the site is not large enough to accommodate a new primary school and 218 dwellings the Council has produced two drawings.¹³ They demonstrate that even accounting for the changes in level, green infrastructure requirements and existing easements, around 211 dwellings can be achieved. The final detail and capacity will be a matter for the design stage as part of the planning application process.
95. Assessments of potential access points have demonstrated that the site can be accessed from Otley Road, Elsey Croft, Wensleydale Avenue or Airedale Avenue. Reference to Airedale Avenue should therefore be included in the development principles for the site. However, taking an access from Otley Road would require extensive earthworks due to the topography of the area. The visual impact of such works would be significant, especially on one of the main routes into Skipton which is currently surrounded by open fields and mature trees. In the interests of the character and appearance of the area **MM20** is therefore necessary to delete this option from the policy.
96. Site SK088 now benefits from planning permission. The principle of residential development has therefore been established. The same also applies to Site SK087. Although the development principles require proposals to accord with Policy ENV10, the area of Local Green Space ('LGS') is outside the site boundary. **MM18** is therefore necessary to remove reference to Policy ENV10.
97. Land south of Moorview Way (Site SK013) is allocated for 100 dwellings. Whilst planning permission has recently been refused for residential development, the reasons for refusal related to matters of design and the living conditions of neighbouring residents. Based on discussions at the hearing sessions I am satisfied that a scheme can be delivered within the plan period that resolves these issues.
98. To the south of Skipton are three allocations accessed from Horse Close Bridge (Site SK061, Site SK101 and Site SK114/SK124). At present the width of the bridge restricts two-way traffic flow. To prevent vehicles backing up onto the A6131 either an upgraded bridge, or a new crossing, will be necessary. In the interests of effectiveness this needs to be reflected in the policy requirements. (**MM16**, **MM22** and **MM23**)
99. Since submission of the Plan the Council confirms that £2.3m of grant funding has been awarded by Homes England towards a new crossing. Previous estimates indicated that the bridge would cost between £440,000 and £770,000. Sufficient funding is therefore in place to deliver the necessary infrastructure, and all three sites are developable within the plan period.
100. The development principles for Site SK114/SK124 (land east of North Parade) require access to be taken from either the Cawder Road garage site or the existing reservoir track from Whinny Gill Road. Discussions regarding the former garage site have reached a hiatus, with the cost of securing the land threatening the viability of the scheme. To ensure that the site is deliverable

¹³ Examination Documents EL5.002a and EL5.002b

it is therefore necessary to specify that other options for access along Cawder Road may also be suitable, subject to an appropriate final design. (**MM23**)

101. Requiring proposals for Site SK061 (land west of Sharphaw Avenue) to be set-back from the canal is justified to reflect the prevailing pattern of development and to avoid areas at risk of flooding. Setting development back from the canal at Site SK101 (land east of Keighley Road and south of Cawder Lane) is also justified to maintain the area of landscaping and provide opportunities for recreational use. To promote connectivity and usability of the area pedestrian links with the surrounding footpath network should also be provided (**MM22**). The final details will be a matter for the planning application stage, with other policies in place (such as ENV4) to ensure that any tree loss is minimised.
102. Based on the EA's latest mapping the majority of Site SK094 (land bounded by Carleton Road, the railway line and the A629) falls within Flood Zones 2 and 3. The requirement in Policy SP5 to provide areas of green infrastructure is therefore necessary to ensure that only land within Flood Zone 1 is brought forward for housing.
103. Following completion of the Skipton Flood Alleviation Scheme ('SFAS') it has been suggested that the southern area of the allocation would no longer be at risk. But as explained in Examination Document EL4.003, the SFAS is only intended to change the extent of the functional floodplain. Some areas may move from Flood Zone 3b to Flood Zone 3a, but none will be 'downgraded' to Zone 1 or 2. At this moment in time the need for extensive areas of green infrastructure remain necessary.
104. Close to the centre of Skipton are two sites currently in employment use (SK058 and SK060). Due to the physical constraints of the sites, which preclude possible future expansion for employment uses, their re-use for residential development is justified. However, the need for a Traffic Impact Assessment at Firth Street (Site SK060) is a matter for the Council's planning application validation checklist and has not been justified for inclusion as part of the development principles. It is therefore deleted by **MM15**. The site area and dwelling capacity of SK058 should also be amended to reflect the amount of land available for residential development. In addition, because the two villa-style houses are no longer proposed for conversion their reference in Policy SP5 needs to be deleted. Both are rectified by **MM14**.

Settle – Tier 2 (Policy SP6)

105. North of the town are two allocations adjacent to the Settle-Carlisle Railway (Sites SG079 and LA004). Providing a buffer between residential development and Barrel Sykes Farm is necessary to preserve the setting of the Grade II listed building beyond Site SG079. However, reference to a 'strip' of land infers that the area could be a narrow, linear parcel of land when a greater degree of separation is required. For effectiveness this is modified by **MM35**.
106. The proximity of Sites SG079 and LA004 to the Settle-Carlisle Railway Conservation Area and the YDNP boundary necessitate restrictions on building heights, the retention of existing dry-stone walls and the provision of green infrastructure. It is also necessary to require development to retain views of Watershed Mill, which is a prominent, locally important landmark, and to be set-back from Langcliffe Road to maintain the rural character of the area.

107. Within the town centre the Council-owned car park off Lower Greenfoot and Commercial Street is allocated for approximately 13 dwellings (Site SG032). Despite being in use, evidence provided by the Council shows that there is currently a surplus of pay and display car parking spaces in the town.¹⁴ Based on ticket sales and site inspections there will still be capacity within Settle, even on market days. As such, allocation of the site for housing will not lead to significant on-street parking to the detriment of Settle's tourist economy or the living conditions of local residents.
108. In July 2018 the Council resolved to grant outline planning permission for residential development on Site SG025 (land south of Ingfield Lane). The principle of new housing has therefore been established, along with the key development principles such as the need to protect the setting of the Grade II listed Falcon Manor Hotel. Extensive areas of green infrastructure have also been included which will provide landscape buffers to the YDNP and the Settle-Carlisle Railway line.
109. As part of the approved scheme land was included for necessary surface water management arrangements. For effectiveness this needs to be referred to in Policy SP6. To reflect the site-specific flooding constraints any potential future proposals also need to be informed by a flood risk assessment and drainage strategy. Both are addressed by **MM31**.
110. To the north-east of Site SG027/SG068 (land south of Brockhole View and west of Brockhole Lane) is a parcel of land which has planning permission for 4 dwellings. Because the site threshold is less than 5 it has not been shown as a commitment on the policies map.
111. At Site SG021/SG066/SG080 (land north-west and south-west of Penny Green) the submission version Local Plan refers to two access points. Taking access from the B6480 would require substantial earthworks to account for the significant change in level. It would also introduce a highly prominent, suburban feature into what remains an attractive, rural approach to Settle. It is therefore unjustified and deleted by **MM30**.
112. As submitted the other point of access would be from Penny Green. However, the Council confirms that this is a drafting error and does not reflect discussions with NYCC during the preparation of the Plan. It is therefore not justified, and I have deleted the requirement from the schedule of MMs in Appendix 1. The exact location of the access will be a matter for the final design as part of the planning application process.

Bentham – Tier 2 (Policy SP7)

113. The owners of Bentham Golf Course have confirmed that Site HB036 is no longer available for residential development. It is therefore deleted by **MM40** and **MM46**. As a relatively small allocation for approximately 16 dwellings its removal does not undermine the spatial strategy for Bentham.
114. To the west of Robin Lane are three separate allocations; Sites HB024, HB044 and HB052. Site HB024 (land north of Lakeber Drive) has an existing access

¹⁴ Examination Documents EL5.010a and EL5.010c

onto Lakeber Drive which NYCC confirms would be acceptable subject to surveys showing that vehicle speeds are less than 25 mph. Because this has not yet been proven it is expected that access would be taken from the adjacent site (HB052) instead. Two possible options therefore exist to access the site, and I am satisfied that it can be developed within the plan period. However, for effectiveness the access arrangements should be clarified by **MM43**.

115. The same principle applies to Site HB044 (land west of Goodenber Road). There is also potential for a further access to be gained from Barghs Meadow. Although the option was initially discounted due to the need for third party land, allocating the site for residential development provides certainty and clarity to the parties involved. Specifying a second access point from Barghs Meadow is therefore justified in the interests of positive planning and providing greater flexibility in seeking to bring the site forward for development. (**MM48** and **MM49**)

116. Land adjacent to the Bentham Community Primary School (Site HB038) includes 0.3 hectares for an extension to the school. The allocation is justified due to the expected increase in demand for places over the plan period and the need to expand provision. The location of the allocation adjacent to the existing school buildings is also logical and sound.

117. In the centre of Bentham, the Council is seeking to designate a conservation area as supported by Examination Document He018. Based on the indicative plans Site HB011 (land former primary school east of Robin Lane) would be immediately adjacent to the conservation area boundary. Requiring development proposals to take account of the character and appearance of the area is therefore appropriate. However, for clarity and effectiveness it is necessary to amend the second development principle which, as submitted, suggests that the conservation has already been designated. (**MM41**)

Glusburn/Crosshills – Tier 3 (Policy SP8)

118. Allocating a minimum number of dwellings at Malsis Hall (Site SC085) provides no certainty over what scale of development is acceptable. For effectiveness **MM52** is necessary to specify an approximate dwelling capacity.

Ingleton – Tier 3 (Policy SP9)

119. Evidence provided in Examination Documents EL5.010a and 010b demonstrates that the loss of car parking spaces at Backgate (Site IN006) will not have a significant impact on overall provision in Ingleton due to the surplus of spaces in the town. The allocation is therefore justified.
120. The majority of housing in Ingleton is focused on the eastern side of the River Greta, but existing properties are also found to the west, including on either side of Site IN010. As a result, subject to an appropriate final design, the residential development of the site will not cause any significant harm to the character and appearance of the area. Providing that the layout and design avoids areas at the highest risk of flooding, which the requirement for proposals to be informed by a FRA in **MM56** would ensure, the allocation is justified.

121. Allocations IN028, IN029 and IN049 all relate to predominantly greenfield sites with no significant identified constraints affecting their delivery within the plan period. Although the policies map does not identify any areas of green infrastructure, this does not negate the need for development proposals to incorporate adequate landscaping to minimise their visual impact. Subject to an appropriate final design the principle of residential development is justified.

Gargrave – Tier 3 (Policy SP10)

122. The Gargrave Neighbourhood Plan has been formally 'made' and forms part of the statutory development plan for the area. It allocates land to the west of Walton Close (Craven Local Plan Site GA031/Gargrave Neighbourhood Plan Site G2/2) and land at Neville House (Craven Local Plan Site GA004/Gargrave Neighbourhood Plan Site G2/1) for residential development. It also identifies land off Eshton Road (Craven Local Plan Site GA009/Gargrave Neighbourhood Plan Site G4/1) for extra care housing.

123. The SFRA identifies that roughly 17% of site GA009 is within Flood Zone 3a, which is largely confined to the area adjacent to the canal. Examination Document EL5.006 illustrates how a broadly rectangular parcel of land could be achieved on the remainder of the site sufficient to accommodate 60 extra-care apartments, even allowing for its irregular shape. Subject to a MM requiring development to avoid the areas at the highest risk of flooding (**MM63**) the allocation is justified and consistent with national planning policy.

124. All the allocations at Gargrave are within walking distance of the facilities in the centre of the village. Bus stops are also available on Eshton Road. Staff and/or visitors of the proposed development at Site GA009 would therefore be able to access the site by modes other than the private car.

125. To reach the village centre on foot potential future occupiers of Site GA031 would have to use Marton Road, which in places is unlit and does not have footpaths. However, in this location Marton Road is residential in character and has a 30mph speed limit. At the time of my site visits, which were carried out during the day and early evening, traffic was relatively light, with vehicle speeds restricted by the presence of parked cars. Moreover, potential future occupiers would only have to walk a relatively short distance before turning onto Walton Avenue and picking up the footpath adjacent to the river.

126. The bridges over the River Aire and the Leeds & Liverpool Canal in Gargrave only have narrow footpaths. This causes pedestrians to temporarily step into the road when passing parents with prams or wheelchair users. But no concerns have been raised by the County Council's Highways Officers, and no evidence has been presented to illustrate that the existing arrangements have caused accidents in the past. It is also important to consider that a large part of Gargrave is a designated conservation area. The siting of buildings close to the pavement edge are part of its historic character. Based on the evidence provided the accessibility of the sites for pedestrians does not justify deleting the allocations from the Plan, which will bring about significant public benefits including the provision of additional market and affordable housing.

Other Allocations – Policy SP11

127. **MM66** seeks to provide clarity by referring to heritage assets by name. In error the schedule of MMs failed to include reference to the Burton-in-Lonsdale Conservation Area under Site BU012. This factual clarification is rectified in the schedule of MMs in Appendix 1. For effectiveness it is also necessary to specify that around 0.3 hectares of green infrastructure will be provided to protect the setting of the Grade II listed school (**MM66**). The precise location of the open space will be a matter for the final design.
128. At Bradley **MM67** is necessary to clarify that development proposals must consider the setting of the adjacent Conservation Area. In the interests of the character and appearance of the area it is also necessary to require proposals to retain the existing dry-stone walls and provide new ones to establish a new boundary to the village.
129. Site SG014 (land at Lord's Close) forms part of playing fields at Giggleswick School. However, it is the school's intention that releasing the site for residential development will fund new and improved provision. To reflect this principle, and to ensure that the allocation is consistent with paragraph 74 of the Framework, **MM68** is necessary to require the provision of alternative or better facilities in accordance with Policy INF3.
130. The development principles for the former Station Works, Cononley, (Site CN006) are based on the approved planning permission for the site. Although this reflects the current position, referring to 1,445 square metres of Class B1 floorspace is too prescriptive and provides no flexibility should a revised scheme be necessary. This is rectified by **MM69**.

Conclusion

131. I therefore conclude that the process of identifying the allocations was robust, and subject to the recommended MMs they are justified and capable of being developed over the plan period.

Issue 5 – Whether there is a reasonable prospect of a five-year supply of deliverable housing sites on adoption, and whether the policies and allocations in the plan will ensure that the housing requirement will be met

132. Paragraph 47 of the Framework states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their requirements, with an additional buffer of 5% to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery the buffer should be increased to 20%.
133. Assessing net housing completions demonstrates that on average only 154 dpa have been completed in Craven between April 2012 and March 2018. For the purposes of calculating the five-year housing land supply against the 2012 Framework, there has been a persistent under-delivery of housing. At this moment in time a 20% buffer is applicable.

134. The under-delivery of housing in Craven since the start of the plan period has resulted in a shortfall of 456 dwellings. Accounting for this in the next 5 years would result in a five-year housing requirement of **1,927** dwellings, or 385 dpa. This is comprised of the housing requirement in Policy SP1 (230 x 5), plus the shortfall (456) with a 20% buffer.
135. The *Craven Local Plan Housing Trajectory 2012 to 2032 (October 2018)*¹⁵ includes a breakdown of the Council's housing land supply. In summary, it demonstrates that there are sites sufficient to provide some **2,691** dwellings in the first five years following adoption of the Plan.
136. When assessing sites, the Council has not applied standard lead-in times or delivery rates. Instead, the trajectory is based on an assessment of each site from consultation with relevant land owners and developers. This is a robust approach and seeks to ensure that sites are supported by clear evidence that completions will begin within five years.
137. The Council's trajectory includes 939 dwellings coming forward from allocated sites that do not currently have planning permission. However, Site SK061 is owned by Craven Council, which has entered into a Joint Venture Partnership with Barnfield Developments to bring it forward. As identified above, grant funding has also been secured for the necessary bridge over the Leeds & Liverpool Canal, with the Homes England funding offer requiring completion of the enabling works by March 2021. Design work is well underway and there is a clear commitment that the site will start delivering within five years of adoption. The same applies to Site SK114/124, with Keyhaven Homes confirming that the allocation is deliverable.
138. Part of Site SK089/SK090 is also owned by the Council, which is actively looking to bring forward development under the Joint Venture with Barnfield Construction. In addition, funding has been secured through the One Public Sector Land Release Fund to provide the necessary infrastructure to access the site. Some delivery, as part of a first phase, is therefore likely within five years from adoption of the Plan. Delivery is also expected on land at Lord's Close, Giggleswick, with a planning application expected within 6 months of adoption of the Local Plan.
139. In Gargrave the Council's trajectory indicates that land to the west of Walton Close (Site GA031) will deliver 44 dwellings before 2022/23. Whilst no planning permission has been granted, the allocation relates to a relatively flat (for Craven) greenfield site on the edge of a village surrounded by existing housing. No significant planning constraints have been identified that would prevent the delivery of what is a relatively modest development.
140. At Sackville Street, Skipton, the Reward Manufacturing site has full planning permission for 43 dwellings (Ref 63/2015/15417). The Council confirms that an application to discharge pre-commencement conditions has now been received and there is nothing to suggest that the site would be unable to start delivering new housing over the next few years. Similarly, at St Monica's Convent full planning permission has been granted (Ref 63/2018/18950) for the construction of 58 extra care apartments.

¹⁵ Examination Document EL5.005

141. For some of the allocations the use of a bespoke, developer-led questionnaire has led to an overly-optimistic output, with rates of up to 40 dpa expected. Examination Document EL5.005 therefore adjusts the trajectory as discussed with representors at the examination hearing sessions. Amongst other things this includes amending the rate of delivery on some sites to around 30 dpa, which more accurately reflects recent build-out rates across Craven.
142. The Council has also included a windfall allowance of 45 dpa for sites of less than 5 units. Paragraph 48 of the Framework states that local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. In this case the Council has pointed to a historic rate of approximately 50 dpa that have come forward from small windfall sites of less than 5 units. Applying a 10% lapse rate results in an annual supply of 45 dwellings.
143. In summary therefore, although some of the Council's assumed delivery rates are optimistic, the number of dwellings expected to come forward in the first five years from adoption (2,691) comfortably exceeds the five-year housing requirement (1,927). Even applying more conservative estimates to some of the larger sites I am satisfied that the deliverable supply would exceed the five-year housing requirement. There is also clear evidence that allocated sites without planning permission are likely to start delivering within five years. As a result, there is a good prospect that there will be an up-to-date supply of specific deliverable sites sufficient to provide five years' worth of housing land against the requirements of Policy SP1 on adoption, taking into account the definition of deliverable under the 2019 Framework.

Will the housing requirement be met?

144. Examination Document EL5.005 identifies a total supply of **5,474** dwellings. It therefore comfortably exceeds the housing requirement of **4,600**. In this regard the Plan is consistent with paragraphs 47-49 of the Framework which seek to boost significantly the supply of housing. It makes appropriate provision to ensure that the housing requirement is met in full.
145. Many of the sites within the Plan will come forward in the first five years. This reflects the fact that the Council has not had an up-to-date plan since 1999. Nevertheless, some of the larger allocations, such as SK081/SK082/SK108 and SK89/90 are expected to deliver housing beyond 2023/24. The Plan therefore identifies some sites for years 6-10 and beyond.
146. Although the delivery of housing in the trajectory is expected to drop below 230 dpa in later years, it is important to consider the flexible, responsive nature of Policy SP4. In the event that the level of growth for a particular settlement is not achieved, in Policy SP4 the Plan already includes a mechanism to allow for additional sites to come forward in accordance with the spatial strategy, which focuses the majority of growth on Skipton. As such, the Plan makes adequate provision to ensure that there is a reasonable prospect of maintaining a rolling five-year supply without the need for additional allocations to be identified.

Conclusion

147. I therefore conclude that there is a reasonable prospect of a five-year supply of deliverable housing sites on adoption, and that the policies and allocations in the Plan will ensure that the housing requirement will be met.

Issue 6 – Whether the Plan makes appropriate provision to meet the identified need for affordable housing, and whether Policies H1 and H2 are justified, effective and consistent with national planning policy

Provision of Affordable Housing – Policy H2

148. The SHMA Update identifies a requirement for 126 affordable homes per year. The greatest demand is for 1 and 2-bedroom properties.

149. In response Policy H2 requires 30% of all new housing on greenfield sites of 11 or more dwellings (or over 1,000 square metres) to be affordable. In designated rural areas proposals on greenfield sites of 6 to 10 dwellings will be expected to make a financial contribution in lieu. The thresholds are therefore consistent with national policy which, for the purpose of this examination, are expressed in the Written Ministerial Statement ('WMS') on *Small-scale Developers* and in the PPG.¹⁶ Both state that affordable housing should not be sought on sites of 10 units or less, with local planning authorities able to set a lower threshold of 5 units in designated rural areas. To correct a grammatical error, and for clarity, effectiveness and consistency with the rest of Policy H2, I have included a comma in part a)II) in the schedule of MMs in Appendix 1.

150. Examination Document Ec005 tests the impacts of Policy H2 on viability. In summary, it demonstrates that at 30% the majority of greenfield developments will be able to provide affordable housing. Allowances have also been included for additional costs where applicable such as highways and education infrastructure, and to account for the varied topography of sites in Craven. The requirements for greenfield sites are therefore justified.

151. As submitted Policy H2 does not set a requirement for affordable housing on previously developed (brownfield) land. Instead, it requires developers to negotiate with the Council to 'secure a proportion' of affordable housing. This fails to provide sufficient clarity to be effective. It is also contrary to paragraph 174 of the Framework which states that planning authorities should set out their policy on local standards in the Local Plan, including requirements for affordable housing.

152. Additional evidence has been prepared which tests different typologies based on typical brownfield allocations in the Plan (Examination Document EL4.009b). It demonstrates that a slightly lower requirement of 25% affordable housing should be sought on previously developed land to reflect the additional costs of bringing sites forward. **MM93** is therefore necessary to amend Policy H2, with consequential changes made to the supporting text by **MM92**.

¹⁶ WMS of 28 November 2014 and PPG ID: 23b-031-20161116

153. One of the main issues with assessing the viability of affordable housing on brownfield land is the availability of transparent evidence on land values. For the purpose of the appraisals document EL4.009b adopts a threshold land value of £350,000 per acre.
154. Evidence from a previous viability assessment for a brownfield site in Craven identified an existing use value of around £256,000 per acre. Published sources of information demonstrate that in neighbouring Bradford, prime industrial values are in the region of £300,000 per acre. When taking into account that the Bradford market is more comparable to Leeds than rural Craven, and the fact that prime industrial land is unlikely to be purchased to redevelop for housing, the threshold land values assumed for brownfield sites are reasonable.
155. The other main difference in the brownfield land assessment is the value attributed to site clearance and remediation costs. A figure of £50,000 per acre has been used which is derived from other assessments carried out by Aspinall Verdi for comparable areas such as South Lakeland. An increased contingency of 5% has also been applied for site clearance and remediation costs, in addition to an allowance of 3% to account for factors such as topography (which will not always apply). Other values, such as the use of median build costs and professional fees were agreed with stakeholders following consultation on the initial viability assessment in June 2015.
156. In summary therefore, although there may be instances where the individual circumstances of a site mean that costs are higher, the evidence demonstrates that providing 25% affordable housing on brownfield land will not threaten the ability to viably bring forward the majority of housing development in the Plan. This would be consistent with paragraph 173 of the Framework.
157. Where applicants seek to provide a lower level of affordable housing Policy H2 requires 'exceptional circumstances' to be demonstrated. Although the phrase is not used in the Framework in relation to affordable housing, the Council has thoroughly tested the viability of development in the District and found that 25-30% affordable housing is justified. Generous buffers have also been factored into the appraisals to account for site specific variations. In principle therefore, the policy is justified.
158. The issue with Policy H2 and the accompanying text is the erroneous implication that the Council will only review viability cases in exceptional circumstances. For effectiveness **MM92** and **MM93** are necessary to rectify this. It is also necessary to provide greater clarity when exceptional circumstances might apply, such as where unexpected or unforeseen development costs affect viability, or where a scheme has overriding benefits such as reusing heritage assets. For the same reasons **MM92** and **MM93** are required to confirm that the Council will apply vacant building credit in accordance with the PPG. Subject to these changes it is sufficiently clear to decision-makers and developers that scheme viability may be a reason where a lower proportion of affordable housing is sought, evidenced by appropriate testing on an 'open book' basis.
159. As submitted Policy H2 requires developers to provide a 'minimum' of 30% affordable housing on qualifying sites. This is ambiguous and suggests that

the Council may require a higher amount, when it is only intended to provide flexibility on schemes where greater provision is made. It is therefore rectified by **MM93**.

160. Policy H2 also intends to allow commuted sum payments in lieu of on-site provision where it would achieve wider housing and planning objectives. For clarity and effectiveness it is necessary to clarify that payments in lieu will be supported where they contribute to creating balanced and mixed communities, with proposals expected to make a financial contribution equivalent to the on-site provision (**MM93**). Consequential changes to the supporting text are required by **MM92**.

161. Justification for the use of transfer values in calculating off-site provision is provided in Examination Document Ec001. It confirms that the Homes and Communities Agency supports the approach, which "*...ensures that Registered Providers can access homes to meet local housing need and create mixed sustainable communities in high value areas...*" The viability evidence¹⁷ has also tested the use of transfer values on small schemes (less than 10 units). It concludes that even in the lowest housing market areas development would remain viable with an equivalent commuted sum. Besides, in the event that a particular scheme was not viable, then as modified Policy H2 allows for a lower level of affordable housing provision to be negotiated on a case-by-case basis.

Affordable Housing Delivery

162. The Council confirms that between 2007/08 and 2016/17 around 27% of new housing was affordable.¹⁸ The requirement for between 25-30% affordable housing in Policy H2 is therefore realistic and achievable.

163. Based on completions to date, extant planning permissions and allocated sites roughly 1,350 affordable homes are expected to be delivered over the plan period.¹⁹ This equates to just over half the total affordable housing need. To reflect this calculation the figures in the supporting text to Policy SP1 should be updated by **MM2**.

164. Where it could help deliver the required number of affordable homes the PPG advises that increasing the housing requirement should be considered.²⁰ The Council has considered increasing the housing requirement further through the assessment of different housing options. For the reasons set out above higher growth has been discounted due to a combination of constraints and conflict with the spatial strategy, which focuses development towards Skipton. Although more housing *could* be delivered in smaller rural settlements, this would lead to unsustainable patterns of development and would be at odds with one of the Council's aims to deliver more housing in locations that are attractive to families.

¹⁷ Examination Document Ec005

¹⁸ Examination Document EL3.003(i)

¹⁹ Examination Document EL3.003(ii)

²⁰ Paragraph: 029 Reference ID: 2a-029-20140306

Specialist Housing for Older People – Policy H1

165. Policy H1 requires specialist housing for older people to provide affordable housing in accordance with Policy H2. However, the viability evidence confirms that whilst age restricted housing can typically support 25-30% affordable housing, this is not the case for assisted living or extra care schemes. Depending on their location such developments can only afford to provide 7-12% affordable housing.
166. To reflect the evidence base this distinction should be set out in Policy H2 (**MM93**), and for clarity and effectiveness, definitions of each development type provided in the accompanying text to Policy H1 (**MM90**). To ensure that the Plan is effective it is also necessary to clarify that the Council will only seek affordable housing contributions from schemes falling within Use Class C3 (**MM93a**), and that not all types of specialist housing for older people are defined as 'dwelling houses'. (**MM90a**)

Rural Exception Sites – Policy H2

167. Rural exception sites are defined by Annex 2 of the Framework as small sites used for affordable housing where they would not normally be used for housing. To reflect this definition a MM is required to confirm that rural exception sites refer to land outside the main built up area of Tier 2-5 settlements (**MM93**). For effectiveness the same MM is also necessary to refer to the Parish (which can be defined) rather than the local 'area'.
168. Restricting market housing on rural exception sites to 'very special circumstances' is not consistent with paragraph 54 of the Framework, which states that local planning authorities should consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs. This is rectified by **MM93**.
169. In considering allowing market housing on rural exception sites the Viability Report Addendum raised concerns that landowners will not necessarily make the link between market housing and the cross-subsidy required to deliver additional affordable housing. Because landowners will see an opportunity to deliver market housing there is a risk that they will attribute a higher 'hope value' to land on the edge of settlements. As land values increase there is a danger that sites no longer come forward, which is counter-productive.
170. Setting a limit for the number of open market houses on rural exception sites would prevent such scenarios. **MM93** is therefore necessary to specify that no more than 30% of the total number of dwellings are for the open market. This reflects the fact that rural exception sites are typically small sites where small numbers of market housing will be allowed, consistent with the definition in the Framework. For the same reasons it is also necessary to require applicants to provide viability information to ensure that aspirational land values have not been used to justify providing open market housing.

Conclusion

171. I therefore conclude that the Plan makes appropriate provision to help meet the need for affordable housing, and, subject to the recommended MMs, Policies H1 and H2 are justified, effective and consistent with national planning policy.

Issue 7 - Whether the policies relating to the type and mix of housing are justified, effective and consistent with national planning policy

Housing Mix and Density – Policy SP3

172. To reflect the SHMA the supporting text to Policy SP3 needs to make the distinction between the type and mix of housing expected for market and affordable properties (**MM5**). However, comparing figures from the original SHMA to the 2017 update demonstrates how the need for different sized properties can vary over time. To ensure that Policy SP3 is effective, and does not become out-dated, the policy should therefore state that a mix of sizes, types and tenures should be provided which reflects local needs having regard to the SHMA, its successor or other appropriate local evidence. **MM5** and **MM6** provide flexibility should new evidence emerge. For the same reasons similar modifications are required to Policy H2 relating to the type and tenure of affordable housing that will be sought on qualifying sites. (**MM93**)

173. The requirement in Policy SP3 for development proposals to achieve a density of 32 dph is justified by Examination Document Ho001. Although a relatively small selection of sites was assessed, it covers a range of typical developments expected over the plan period. That being the case, densities should be applied flexibly and respond to local circumstances. **MM6** is therefore required to ensure that the Plan is consistent with paragraph 59 of the Framework which states that policies should avoid unnecessary prescription and concentrate on the overall density of new development in relation to neighbouring buildings and the local area more generally.

'Lifetime Homes' – Policy H1

174. The PPG advises that local planning authorities may set higher accessibility, adaptability and wheelchair housing standards where there is evidence of a need for additional standards. In doing so, it requires authorities to have a clear understanding of housing needs in their area and recognise that there are a wide range of factors which can be taken into account. This includes the size, location, type and quality of dwellings required, the accessibility and adaptability of the existing housing stock, an understanding of how needs vary across different tenures and the impact on viability.

175. No such evidence has been provided to support the requirement for new homes to be built to 'Lifetime Homes' standards, which have also been replaced by the Government's optional technical standards. Policy H1(b) is therefore unjustified and should be deleted by **MM91**. For the same reasons Policy ENV3(m) should be amended by **MM77**. As part of a future review of the Plan the Council should consider whether there is any local evidence to support the adoption of the optional technical standards.

Gypsy, Traveller, Showmen and Roma Accommodation – Policy H3

176. The *Craven District Council Traveller Housing Needs Survey* was published in 2013.²¹ In summary, it identified a need for one permanent pitch in the north of the district. This was provided by a site at Bentham Moor Road, Burton-in-Lonsdale which received planning permission for 2 caravans in 2016.
177. The Council has also produced a technical note and the *Gypsy and Traveller Analysis (2017)*.²² The latest update assesses the number of caravans on sites in Craven and the number of unauthorised encampments. Based on the information available the evidence concludes that there is no demand for additional pitches provided that the existing supply is retained.
178. One of the matters identified in the *Traveller Housing Needs Survey* is the use of informal stopping points to and from the Appleby Horse Fair. However, due to the scale and frequency of demand (Appleby Fair is held each June) the evidence suggests that there is no need to allocate a specific stopping place in the Local Plan. Instead, it concludes that formal management of the situation with a higher level of involvement from the Council is necessary. This is a matter for the Council to pursue outside of the Local Plan examination.
179. Where new sites are proposed applications need to demonstrate conformity with Policy H3. For effectiveness **MM94** makes a distinction between providing a good standard of amenity for existing and future occupiers.

Conclusion

180. Subject to the recommended MMs I therefore conclude that Policies SP3, H1 and H3 are justified, effective and consistent with national planning policy.

Issue 8 - Whether the Plan will have an adverse impact on the integrity of European protected sites

Loss of Habitat

181. The North Pennine Moors SPA and SAC is situated beyond the A65 to the north of Skipton. It encompasses extensive tracts of semi-natural moorland habitats including upland heath and blanket bog. One of the qualifying features of the SPA is the presence of the European Golden Plover.
182. The *Habitat Regulation Assessment ('HRA') Appropriate Assessment Report (Iteration II)*²³ confirms that off-site habitats are particularly important for Golden Plover during the breeding season, as young birds are taken to feed on meadows adjacent to the moorland. It refers to evidence which suggests that chicks may be moved up to 2km or more to feed.
183. Residential allocations to the north of Skipton are all over 2.5km away from the SPA boundary. Nevertheless, at the request of Natural England they have all been assessed by the Council to consider the likely effects of development on possible feeding sites and foraging areas for the Golden Plover. The

²¹ Examination Document Ho016

²² Examination Documents Ho0014 and Ho003

²³ Examination Document HR003

findings are set out in the HRA which confirms that the proposed allocations all adjoin built up areas such as existing housing or the A65 and have clear evidence of farming disturbance. Because of this human and agricultural disturbance, which includes noise and light pollution, the HRA concludes that it is highly unlikely that Golden Plovers use the fields in any significant numbers.

184. In response Natural England confirmed that it was 'broadly satisfied' with the assessment but advised that bird surveys may be required if specific analysis showed that SPA birds use any of the sites, having regard to data collected from local RSPB representatives. Local RSPB groups do not hold data on specific bird surveys, but consultation with the Group Leader for the RSPB in Craven confirmed that its members had not recalled witnessing any Golden Plovers foraging close to the north of Skipton.
185. Although specific bird surveys have not been carried out for each individual allocation, I am satisfied that the HRA conclusions are adequately robust. It is also important to consider that the Plan is read as a whole and Policy ENV4 requires development to achieve net gains in biodiversity and avoid the loss of priority habitats. To ensure that appropriate consideration is given to the use of land as potential feeding sites, Policy ENV4 and the supporting text should be expanded to confirm that its requirements apply to both allocated and non-allocated sites, and by reference to land being used for foraging by qualifying bird species (**MM78** and **MM79**). Subject to the recommended MMs, sufficient safeguards are in place to ensure that the Plan will not have an adverse impact on the availability of foraging areas.

Recreational Pressure

186. All the proposed allocations in Skipton are within 7km of the North Pennine Moors SPA and SAC. In order to mitigate the effects of additional recreational disturbance the largest of the allocated sites in Skipton include extensive areas of green infrastructure aimed at providing attractive, accessible and usable alternatives.
187. As submitted, it is unclear that the areas of green infrastructure associated with the larger allocations in Skipton are required for this purpose. Changes are therefore necessary to the relevant allocations by **MM11**, **MM17**, **MM19**, **MM20**, **MM21** and **MM23**. For sites SK061 and SK101, where the scope for providing comprehensive areas of green infrastructure is more restricted, it is necessary to require development proposals to create public access along the canal corridor and provide pedestrian links to the surrounding footpath network in order to achieve the same objectives (**MM16** and **MM22**). The remaining sites, SK044, SK058 and SK015 are all small allocations of less than 20 dwellings. They are also easily accessible by walking and cycling to proposed LGSs throughout Skipton, such as Aireville Park and the canal network. Likewise, potential future occupants of site SK060 and SK087 will be able to easily access existing recreational opportunities in and around Skipton.
188. In summary therefore, subject to the recommended MMs the approach to mitigation is consistent with the HRA which recommends using effective mitigation measures proportionate to the number of dwellings proposed.
189. To the south and south-east of Skipton is the South Pennine Moors SAC and Phase 2 SPA. Situated close to the Bradford urban area it is recognised by the

HRA as having notable recreational pressure from existing development. As part of the SA process the spatial strategy in Policy SP4 has therefore sought to minimise additional development to the south of Skipton. No allocations are made in Sutton or Cowling, which are the nearest settlements to the SAC and SPA.

190. Two sites are allocated in Glusburn and Crosshills. However, the development principles for site SC085 (land at Malsis Hall) require extensive areas of green infrastructure and pedestrian connections to link with existing PROWs. Planning permission has now been granted for the scheme and the areas of green infrastructure and pedestrian routes have been secured to provide realistic alternatives and mitigate the effects of increased recreational pressure. Surrounding site SC037(a) are extensive Green Wedges, some of which can be utilised for public recreation. Suitable alternatives are therefore already in place, which are safeguarded by Policy ENV13.
191. The only other allocations to the south-east of Skipton include sites BR016 at Low Bradley and CN006 at Cononley. Both are situated in Tier 4 villages and benefit from extensive areas of surrounding countryside which are accessible by the existing PROW network. As set out in the HRA, this will be suitable to mitigate the impacts of the relatively low level of residential development proposed. Site CN006 also now benefits from planning permission.
192. Elsewhere, Settle is within 7km of the Ingleborough Complex and Craven Limestone Complex SACs, and Ingleton is within 7km of the Ingleborough Complex SAC and the Bowland Fells SPA. Unlike areas around Skipton and Bradford, the recreational pressure on these sites is considerably less, mainly due to their distance from large urban settlements. Due to the distances involved between the proposed allocations and the designated sites, the other recreational possibilities nearby, including the YDNP, and the extensive areas of green infrastructure required as part of the larger sites, the allocations are not likely to give rise to any significant adverse effects.²⁴ That being the case, for effectiveness it is necessary to clarify that where areas of green infrastructure are required, proposals should aim to provide walking opportunities aimed at relieving pressure on the Ingleborough Complex, the Craven Limestone Complex and/or Bowland Fells. This is rectified by **MM30, MM31, MM32, MM35, MM39, MM49 and MM58**.

Air Quality Impacts

193. The HRA confirms that the A59 from Skipton briefly runs within 200m of the North Pennine Moors SAC and SPA to the east of the Plan boundary. In response the Council has considered the cross-boundary, in-combination effect of proposed development with the traffic impact arising from planned growth in Harrogate. The HRA predicts that the annual average daily traffic flow ('AADT') will not exceed the 1,000-vehicle threshold as a result of the Craven Local Plan and the Harrogate Local Plan. Additional information has also been provided for HGVs which demonstrates that the threshold of 200 AADT will not be exceeded either.²⁵ In response Natural England confirms that there will be

²⁴ Examination Document EL3.001(i)

²⁵ Examination Document EL5.009

no adverse effects on the integrity of the Ingleborough Complex SAC or the North Pennine Moors SAC and SPA arising from changes in air quality.

Conclusion

194. Subject to the recommended MMs I therefore conclude that the policies and allocations in the Plan will not have a significant adverse impact on the integrity of the North Pennine Moors SPA and SAC, the South Pennine Moors SAC and Phase 2 SPA, the Ingleborough Complex SAC, the Craven Limestone Complex SAC or the Bowland Fells SPA.

Issue 9 – Whether the strategy for job growth and employment is justified and consistent with national planning policy

195. The March 2017 *Employment Land Review* and November 2017 *Employment Land Review Addendum* ('ELR')²⁶ identify a need for 27-32 hectares of employment land over the plan period. The range is based on economic and labour market estimates, future labour supply and past completions. It is a comprehensive and robust assessment of likely future needs.

196. In meeting this need the Council has identified an existing supply of approximately 16 hectares. Roughly a further 15.6 hectares are allocated across new sites in Skipton, Settle and Ingleton. For consistency with the ELR **MM4** is required to refer to the figures as gross. To provide greater flexibility it is also necessary to refer to the site area as 15.6 hectares.

Allocated Employment Sites

197. The allocation of employment sites has been considered through the portfolio review in the March 2017 ELR. This included the suitability of existing and proposed sites taking account of factors such as barriers to delivery and attractiveness to the market. Sites were also subject to SA and considered against the spatial hierarchy in Policy SP4. As with residential allocations, the process involved professional judgement.

Skipton – Policy SP5

198. Land to the south-east of Site SK049 has planning permission for a mixed-use development of residential and employment uses. The proposed allocation has been identified as a second phase of the committed scheme to provide a further 6 hectares of Class B1, B2 and B8 uses. For clarity to decision-makers, developers and local communities this should be set out in the development principles for the site, rather than referring to an 'employment-led' scheme, which implies that other uses would also be acceptable. (**MM26**)

199. As submitted Policy SP5 provides no indication how the site will be accessed. **MM26** sought to rectify this by referring to the primary site access from Ings Lane and a possible secondary access from the adjacent Wyvern Park scheme. However, further investigations have now identified that the latter would be the preferred route to limit HGVs and other commercial traffic from travelling through the town centre. The recommended Main Modification in Appendix 1

²⁶ Examination Documents Ec002 and Ec003

therefore states that access to the site will be gained from Wyvern Park and/or Ings Lane. The exact arrangement will be a matter for the final design at the planning application stage.

200. A significant area of the site falls within the functional floodplain (Zone 3b). The SFRA recommended that the site, which forms part of a much wider area, should be safeguarded for flood storage and not developed. However, the SFAS has now been completed, in addition to the Council's Ings Beck and Gallow Syke Water Management Project. Both are expected to result in the re-classification of the site as Flood Zone 3a. Subject to this outcome the proposed uses would be acceptable in accordance with the PPG's Flood Risk Vulnerability Classification.²⁷
201. The critical issue for the soundness of the Plan is that whilst the EA confirms that the alleviation schemes are likely to take the site out of the functional floodplain, the re-classification of the land has not yet occurred. It is therefore necessary to modify Policy SP5 by restricting development unless it can be demonstrated that the proposed uses are outside Flood Zone 3b. Should the remodelling show that the site remains in the functional floodplain then it is also necessary for Policy SP5 to include appropriate action. This may include a full or partial review of the Plan. (**MM26**)
202. Development of land to the south of Skipton Auction Mart (Site SK113) is justified as an extension to the existing site. However, to reflect the existing mix of uses, and considering the ownership of the land, Policy SP5 should allow for the potential expansion of the Cattle Mart and any associated uses by Craven College. **MM27** is necessary for the policy to be effective.
203. The development principles for the site also require buildings to be set-back from the canal by 15m. Although the Heritage Impact Assessment considered that a set-back is necessary, referring to a 15m buffer is too prescriptive and is not based on any detailed designs for the site. It is unjustified and deleted by **MM27**. The remainder of the second bullet point is sufficient to ensure that special attention is paid to the character and appearance of the area and to achieve an appropriate set-back from the canal at the application stage.
204. The Skipton Rock Quarry (Site SK135) has direct access to the A65 and includes a former quarry workings and repairs yard. Redevelopment of the site would provide an opportunity for specialist and/or heavy industry with little or no impact on surrounding residential uses. Its allocation for Class B2 and B8 uses is therefore appropriate, subject to a biodiversity appraisal and mitigation plan to account for its proximity to a Site of Importance for Nature Conservation ('SINC') to the south.

Settle – Policy SP6

205. During the course of the examination the Council has resolved to approve outline planning permission for a mixed-use development at Runley Bridge Farm (Site SG064). For clarity the approved mix of uses and indicative number of dwellings should be set out in Policy SP6 by **MM39**.

²⁷ Paragraph: 067 Reference ID: 7-067-20140306

206. The planning application process has determined that the principle of a mixed-use development in this location is acceptable, having particular regard to landscape impact and the relationship with the YDNP. To reflect the work carried out, and to provide clarity to future developers and decision-makers the development principles should be modified by reference to necessary mitigation. This includes specifying that the residential element of the scheme must be a low-density, heavily landscaped scheme with dwelling heights limited to 2-storeys, and that new landscaping must screen views of the site on the approach to Settle from the south. (**MM39**)
207. To the north of the Sowarth Industrial Estate around 1.7 hectares is allocated as a mixed-use regeneration opportunity (Site SG060). Rather than specify an amount of B1, B2 or B8 uses, Policy SP6 allows for a range of employment, retail, leisure and residential uses aimed at regenerating the business park. The approach to the site is justified and provides sufficient flexibility to enable proposals for its redevelopment to come forward. (**MM38**)

Ingleton – Policy SP9

208. Two sites are allocated under Policy SP9 as expansions to the Ingleton Industrial Estate. Both greenfield sites are relatively free from constraints and will complement the existing mix of units. The sites are therefore justified. However, for effectiveness, and given their location on the edge of Ingleton, **MM60** is required to ensure that proposals for new development consider their visual impact, especially from public viewpoints along Tatterthorn Lane.
209. In total the Plan makes provision for around 33 hectares of employment land. In doing so it takes a positive approach by seeking to deliver slightly more than the 27-32 hectares recommended in the ELR Addendum. This is consistent with paragraph 21 of the Framework which requires policies to be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances.
210. There is a risk that should some sites stall, insufficient land will be available to meet the need over the plan period. The total figure also includes Site SG060, which as a regeneration opportunity site may not come forward for entirely B1, B2 or B8 uses. However, the requirement in Policy SP2 reflects the highest figure in the range of options presented. It also includes a buffer to provide additional flexibility and to account for losses. Furthermore, the requirement to carry out a review of the Plan every five years would provide an opportunity for the Council to consider if more sites were needed. I am therefore satisfied that sufficient land has been identified to ensure that needs will be met.

Employment and Economic Development – Policy EC1

211. In addition to allocated sites, Policy EC1 supports proposals for employment generating uses in existing employment areas (as defined on the policies map) and locations which 'accord with the spatial strategy'. This is too ambiguous and should be reworded to confirm that employment proposals will be supported in the main built-up areas of Tier 1-5 settlements. For the same reasons it is necessary to remove reference to the 'local area' from Policy EC1 (**MM96**).

212. Policy EC1(a) requires proposals to avoid or mitigate against adverse impacts on 'sensitive uses'. The rationale behind the policy is appropriate, but for effectiveness the supporting text should be expanded to be clear what 'sensitive' uses might include (**MM95**). Criterion (d) should also be modified to require the provision of broadband where possible, reflecting the remote nature of some parts of Craven. (**MM96**)

Safeguarding Existing Employment Areas – Policy EC2

213. At Glusburn, Hayfield Mill is identified as an Existing Employment Area. The designation includes an area of car parking on the western site boundary. Whilst it has been suggested that the car park is surplus to requirements, it is identified in the ELR as forming part of the site and is accessed from the main entrance on Colne Road. The extent of the designation is therefore justified.

214. Identifying employment commitments on the policies map is justified as it provides clarity regarding the location of new business premises and industrial estates. It is also appropriate to safeguard committed sites given the relatively small difference between the need for employment land and supply.

215. In addition to allocated and committed sites, it is also necessary to safeguard sites currently, or last used for employment. **MM98** and **MM97** ensure that existing employment sites are not lost to alternative uses without first considering whether there is a reasonable prospect of securing their reuse.

Conclusion

216. Subject to the recommended MMs I therefore conclude that the strategy for job growth and employment is justified and consistent with national planning policy.

Issue 10 – Whether the strategy for the rural economy, tourism and retail is justified, effective and consistent with national planning policy

The Rural Economy – Policy EC3

217. In addition to Policy EC1, Policy EC3 supports existing and new rural businesses to grow, succeed and expand. Amongst other things this includes supporting the provision of new and replacement buildings and infrastructure. In this regard the Plan is consistent with paragraph 28 of the Framework which states that planning policies should support economic growth in rural areas by taking a positive approach to sustainable new development.

218. As submitted Policy EC3 only supports the reuse of buildings provided that they are in 'sustainable rural locations'. This goes beyond paragraph 55 of the Framework and Policy SP4, both of which allow the reuse of redundant or disused buildings in the countryside where a proposal would lead to an enhancement to the immediate setting. **MM100** is therefore necessary in the interests of effectiveness and consistency with the Framework.

219. The supporting text to Policy EC3 recognises the important contribution that existing live/work units make to the rural economy and seeks to 'protect' them where possible. But as with other employment sites, there may be instances where there is no longer a need or demand for such premises and the reuse of

the building would be appropriate. Additional flexibility is therefore provided by **MM100** and **MM99**.

Tourism – Policies EC4, EC4A and Proposed Policy EC4B

Hellifield

220. Policy EC4 promotes new and improved tourism facilities. It identifies 8 Key Locations where tourism-related development is supported. At Hellifield an additional site, which benefits from extant planning permission, is identified as a Tourism Development Commitment ('TDC').
221. The Key Location for tourism at Hellifield relates to the heritage-led regeneration of the railway station and immediate surrounding area. It is separate from the TDC which is located to the south-west. Although this is set out in the supporting text at paragraph 7.33, for clarity and effectiveness it is necessary to make this made clear by **MM101**, **MM102** and **MM105** (Policy EC4B).
222. Identifying the TDC provides clarity to decision-makers, the local community and to developers, who are still actively pursuing proposals for the site. In the event that alternative proposals come forward it also ensures that there are a range of criteria which the development can be assessed against.
223. One of the criteria is that future proposals must be limited to or adjoin the areas of previously approved development. This is justified as it provides interested parties with a clear understanding of where additional development may be located without significantly extending the footprint of the scheme. For clarity and effectiveness, the approved areas should be included on the inset map on page 196 of the Plan (**MM106** and **MM107**).
224. The site promoters continue to object on the grounds that the original outline planning permission established the principle of tourism development over a much larger area (the red line boundary). However, the areas of built development did not occupy the same area. Because the site is situated in a sensitive location adjacent to the Settle-Carlisle Railway Conservation Area, the Grade II listed Hellifield station and the YDNP, seeking to control the size and scale of tourism-related development in this location is justified.
225. For the same reasons the criteria in Policy EC4 relating to the TDC at Hellifield are justified to ensure that any alternative proposals take into account the landscape, the setting of designated heritage assets, biodiversity, the adjacent LGS designation and existing public rights of way. The Plan therefore provides a flexible, positive policy framework that supports alternative development whilst taking account of material planning considerations.
226. One of the criteria in Policy EC4 for the TDC requires proposals to be 'sensible in scale'. The reasoning behind the criteria is justified; to limit the scale of any additional development given the location of the site on the edge of Hellifield bounded by designated heritage assets and the YDNP. But determining whether a proposal is 'sensible' lacks sufficient clarity to be effective. This is rectified by **MM105** and **MM101**, which also introduces a requirement to consider the character and appearance of the area.

227. As part of the MMs to Policy EC4 the revised inset map incorrectly identified the existing access as a Public Right of Way, which it is not. This should be rectified upon adoption of the Plan, along with any other cartographical errors.
228. Encircling the TDC at Hellifield is a LGS designation. Despite having clearly defined boundaries the designation covers a large area comprising several different parcels of land. This includes fields separated by walls and fences, an area of woodland and the Gallaber Pond to the north. In total, it measures over 35 hectares and extends beyond the main built-up area of Hellifield and the outlying station buildings. Compared with the size of the village it is a far-reaching, extensive tract of land.
229. A similar conclusion was reached in the January 2017 *Draft Local Green Space Assessment*.²⁸ It found that the Hellifield Flashes failed to meet test 2 – is the site local in character and not an extensive tract of land? Although the areas of built development associated with the TDC have been removed, this has only reduced its size from 41.7 hectares to 35.5 hectares. In my opinion, the conclusions of the 2017 assessment therefore continue to apply. By reason of its size and coverage the site fails to meet the criteria for LGSs set out in paragraph 77 of the Framework. It also conflicts with guidance in the PPG which states that the blanket designation of open countryside adjacent to settlements is not appropriate.
230. In response the Council has suggested that the Plan could be modified by reference to three smaller areas, namely the Gallaber Pond, Dunbars Flash and Little Dunbars Flash.²⁹ At 6.8 hectares the Gallaber Pond is not an extensive tract of land and is justified as a LGS. It also has clearly defined boundaries and can be illustrated on the policies maps.
231. However, the boundaries of the Dunbar and Little Dunbar Flashes are amorphous and change depending on the season. During one of my site visits, which was carried out during late summer, the smaller area contained no water and was used by grazing sheep. In the absence of any defined boundary at all, which was one of the Council's reasons for selecting HE-LGS1 in the first instance, the Plan would be unclear and ineffective. For these reasons **MM87** refers only to the Gallaber Pond as an area of LGS at Hellifield.

Bolton Abbey

232. The *Bolton Abbey Development Options Appraisal Study* ('BADOAS')³⁰ assesses different options aimed at sustaining Bolton Abbey as a key tourist destination. In summary, the Study identifies several issues affecting its long-term sustainable future, including a lack of staff and visitor accommodation, a lack of facilities (especially play facilities) and the need for a greater critical mass of development to attract and support tourism.
233. Designating Bolton Abbey for tourism-led, mixed-use development is therefore justified to secure its future as a key tourist destination. Identifying specific locations for larger scale development also provides clarity to decision-makers,

²⁸ Examination Document Lo001

²⁹ Examination Document EL5.008b

³⁰ Examination Document Hol001

developers and local communities and is based on the appraisal of the area in the BADOAS study. That being the case, to ensure that Policy EC4A is effective, several modifications are required by **MM103** and **MM104**.

234. Firstly, because there are no settlement boundaries it is necessary to confirm that the mix of uses will be permitted within the Core Visitor Area. Secondly, reference to 'Other development' should be replaced with text confirming that small-scale residential development commensurate to the size and scale of the Core Visitor Area will be acceptable in principle. Allowing some residential development at Bolton Abbey is justified given the status of the village as a Tier 4 settlement. Thirdly, Policy EC4A requires the completion of a masterplan in collaboration with, and to the satisfaction of, key stakeholders. Consistent with other changes **MM103** and **MM104** replace this with a requirement to consult with key stakeholders.

Retail – Policies EC5 and EC5A

235. Paragraph 23 of the Framework requires Local Plans to define the extent of town centres and primary shopping areas and set policies which make clear which uses will be permitted in such locations. This is achieved by **MM109** which is necessary to ensure consistency with national planning policy. Consequential changes are also required to the supporting text by **MM108**.
236. For clarity it is necessary to confirm that the retail capacity figures in Policy EC5 are from 2016, and therefore development proposals will have to take account of the most recent data. For consistency with national planning policy, **MM109** is required to confirm when proposals will be subject to the sequential and impact tests, with the latter based on local thresholds justified by Examination Document Ec006.
237. As submitted, Policy EC5A permits residential uses at ground floor in Skipton's primary shopping area, provided that the proposal does not result in the change of use from Class A1 retail. This could lead to the loss of other main town centre uses and undermine the retail function of the area, which the policy specifically seeks to avoid. **MM110** is therefore required to confirm that residential uses will only be permitted where they would not undermine the vitality and viability of the centre, with similar requirements for District and Local Centres. In all locations the Plan supports residential uses above shops.

Conclusion

238. Subject to the recommended MMs I therefore conclude that the strategy for the rural economy, tourism and retail is justified, effective and consistent with national planning policy.

Issue 11 – Whether the Plan makes adequate provision to ensure that the necessary infrastructure and community facilities will meet the day-to-day needs of local communities

Infrastructure Delivery – Policy SP12

239. As submitted the Infrastructure Delivery Plan ('IDP') is an appendix to the Plan. Because the IDP is a 'living document' which is intended to be updated,

Appendix C could become quickly outdated. It is therefore deleted by **MM124**, with consequential changes to Policy SP12 required by **MM70** and **MM71**.

240. Where new infrastructure is proposed Policy SP12 states that decisions should be based on an assessment of a proposal's contribution to social, economic and environmental sustainability, 'not solely cost'. This is ambiguous and should be deleted by **MM71**. To ensure that the Plan provides a positive framework for the provision of new infrastructure **MM71** also supports, in principle, any necessary maintenance, upgrading and expansion of utilities.

Planning Obligations – Policy INF1

241. Policy INF1 sets out the overarching approach to securing planning obligations. To ensure consistency with paragraph 204 of the Framework **MM111** is required to confirm that planning obligations will only be sought where they are necessary to make the development acceptable in planning terms, are directly related to the development and fairly and reasonably related in scale and kind. Cross reference to Policy INF7 (as modified) is also necessary, as this relates to the provision of highways infrastructure. (**MM112**)

Community Facilities – Policy INF2

242. Policy INF2 supports the provision of new and improved community facilities to promote better health, well-being and equality. Through criteria (e) to (h) it also seeks to safeguard against the unnecessary loss of valued local facilities in accordance with paragraph 70 of the Framework. In all cases individual applications will be considered on their merits, and there is no justification to exclude properties previously owned by the NHS.
243. Changes are proposed to Policy INF2 by **MM113**. These are necessary to confirm when criteria (e) to (h) apply and to provide more clarity regarding the need for marketing.

Sport, Open Space and Recreation Facilities – Policy INF3

244. The provision of new sports, open space and recreational facilities as part of new developments is consistent with paragraph 70 of the Framework which states that planning policies should plan positively for the use of shared space and community facilities. For effectiveness changes are required to Policy INF3 to confirm that new facilities must be accessible by sustainable modes of transport, that new provision must cater for the needs arising from the development and that the amount of open space will be based on the calculations in Appendix A. For the same reasons it is also necessary to make the distinction between qualitative and quantitative needs. (**MM114**)

Parking Provision – Policy INF4

245. Requiring development proposals to meet minimum car parking standards "*...as set out by the local highway authority*" provides no clarity to decision-makers, developers or local communities. Furthermore, no evidence has been provided that considers local car ownership levels, the accessibility of certain locations by non-car modes or the overall need for any car parking standards. The requirements in Policy INF4 are therefore unjustified and should be

amended by **MM116**, with consequential changes to the supporting text by **MM115**.

Communications Infrastructure – Policy INF5

246. Requiring proposals for new development to provide high speed broadband connections is justified and consistent with paragraphs 42 and 43 of the Framework which support the expansion of electronic communications networks. But this may not be feasible for all developments given the rural nature of the district. **MM117** is therefore necessary to ensure that Policy INF5 is effective. The same reasons also necessitate additional text to clarify what constitutes a 'sensitive area'.

Education Provision – Policy INF6

247. For the reasons set out above the identification of land for additional education is justified in Skipton and High and Low Bentham. For clarity to decision-makers, developers and local communities the sites should also be listed in Policy INF6, which is the relevant policy on education. (**MM119**)

248. The thresholds for contributing towards new or improved schools have been established in conjunction with NYCC. Below the thresholds the number of pupils generated from new residential developments is considered unlikely to require structural changes to a local school, such as new classrooms. For primary education the distinction between Skipton and other areas is due to the fact that primary schools in rural areas tend to be smaller with less scope to accommodate new pupils. The thresholds are justified and supported by Examination Document EL3.012(iii).

249. That being the case, in some locations the local primary or secondary school may be undersubscribed and have capacity to take on additional pupils. **MM119** is therefore required to state that the thresholds apply where a development proposal would result in a deficit of school places in the area. For clarity **MM123** also updates the methodology for calculating financial contributions in Appendix B.

250. At the examination hearing sessions NYCC confirmed that as the local education authority it is committed to reviewing its evidence on the pupil yields and costs associated with new development. In the event that the calculations may change in the future, **MM118** includes a commitment for the Council to take any action as may be necessary, which may include an early review of the Plan or parts of it.

251. Finally, for effectiveness **MM119** is necessary to remove reference to whether 1-bedroom dwellings are capable of being enlarged, which could potentially be carried out without planning permission.

Highways Infrastructure – Proposed Policy INF7

252. As submitted the Plan does not include a policy which seeks to maximise the use of sustainable modes of transport and minimise the need to travel, provide safe and suitable access to new development or ensure that developments avoid severe cumulative impacts. **MM121** is therefore necessary to ensure

consistency with paragraphs 29-46 of the Framework, with additional supporting text provided by **MM120**.

253. The June 2017 *Modelling Highway Impacts of Local Plan Developments in Skipton*³¹ report assessed the cumulative impact of growth in the Plan. It identified two junctions in Skipton that require mitigation to accommodate the scale of development proposed. Further modelling work carried out prior to the hearing sessions sets out what the necessary works will entail, along with their indicative cost.³²
254. In response the Council has agreed a Statement of Common Ground with NYCC.³³ It confirms that the proposed mitigation is appropriate and 'relatively minor' in nature, consisting of road widening within the highway limits.
255. To reflect the latest modelling work the necessary junction improvements need to be referred to in the Plan through Policy INF7. This is remedied by **MM120** and **MM121**. For the same reasons it is also necessary to refer to those sites which have been identified as likely to have the greatest impact due to their size and location.
256. The additional costs of providing the highway improvement works have been factored into the Council's viability assessment, which concludes that the works will not undermine the delivery of the relevant sites in Skipton. Requiring a proportionate contribution to mitigate against the cumulative impacts of planned growth in Skipton is therefore necessary, justified, and subject to Policy INF7, the Plan will include an effective mechanism to ensure that the works are carried out. To provide clarity to decision-makers and developers the requirement should also be included in each of the relevant site allocation policies by **MM16**, **MM17**, **MM20**, **MM22** and **MM23**.
257. Further modelling has also been carried for Tier 2 Settlements which confirms that the main junctions will continue to operate within capacity.³⁴ Although it does not model connections with the A65 at Ingleton or the A683 via Wray, no evidence has been provided to suggest that the residual cumulative impacts of development in these locations would be severe. Policy INF7 also provides a robust policy framework to ensure that where necessary, development will be expected to provide new or upgraded highways infrastructure.

Conclusion

258. Subject to the recommended MMs I therefore conclude that the Plan makes adequate provision to ensure that the necessary infrastructure and community facilities will meet the day-to-day needs of local communities.

³¹ Examination Document In008

³² Examination Document EL3.011(ii)

³³ Examination Document EL3.011(iii)

³⁴ Examination Document EL3.011(iv)

Issue 12 – Whether the approach to Local Green Spaces and Green Wedges is justified, effective and consistent with national planning policy

Local Green Space – Policy ENV10

259. Paragraph 77 of the Framework states that LGS designations will not be appropriate for most green areas or open spaces. The designation should only be used where the green space is in reasonably close proximity to the community it serves, is demonstrably special to a local community and holds a particular local significance and is local in character and not an extensive tract of land. There are 'no hard and fast rules' on how big LGSs can be. However, the PPG is clear that the blanket designation of open countryside adjacent to settlements is not appropriate, and that LGSs should not be used as a 'back door' to achieving a new area of Green Belt.³⁵ For the reasons given above I have already concluded HE-LGS1 is contrary to the Framework and the PPG in its current form.
260. The area north of Skipton town centre is locally important due to its historic significance and association with Skipton Castle. The area includes the popular Skipton Woods and the earthworks of a Civil War battery on Park Hill. Nevertheless, the proposed LGS designation in this location extends to over 75 hectares and encompasses a vast area of land stretching from the High Street, over Park Hill, all the way up to the A59. Based on observations at my site visit the contiguous agricultural fields, combined with Skipton Woods, represent an extensive tract of land that would result in a blanket designation of open countryside adjacent to the main built up area of Skipton. SK-LGS64 therefore conflicts with paragraph 77 of the Framework, and the advice contained in the PPG, and should be deleted in its current form.
261. Representations received in response to the MM consultation have identified an alternative site bounded by Skipton Woods, Short Lee Lane and Grassington Road. This much smaller area focused on 'Park Hill' is clearly identifiable and is demonstrably special to the local community by reason of its historic significance. Despite being over 25 hectares in size, its significance lies in its association with the town of Skipton, which is the main settlement in Craven. When viewed in this context, the smaller area of LGS (referenced as Site SK-LGS66) is not an extensive tract of land. SK-LGS64 is therefore accordingly modified by **MM87** and **MM87a**.
262. Concerns have been raised that the areas excluded from the designation will result in their development. However, any potential future planning applications would be considered on their own merits, having regard to other policies in the Plan. Amongst others this includes Policy ENV2, which, as modified, refers to Skipton Castle, the castle's grounds and its extensive landscape setting. (**MM75**)
263. To the east of Hellifield the *Local Green Space Assessment*³⁶ identifies that HE-LGS5 holds a particular local significance due to the positive contribution that it makes to the setting of the Grade II listed Church of St. Aidan. Based on observations at my site visit I agree. The LGS is therefore justified.

³⁵ Paragraph: 015 Reference ID: 37-015-20140306

³⁶ Examination Document Lo002

264. Between Embsay and Eastby is an irregular shaped parcel of land designated under EM-LGS11. The site is located close to the community it serves, is local in character and is not an extensive tract of land. It is demonstrably special to the local community and has a particular local significance due to the positive contribution that it makes to the Embsay Conservation Area and the visual separation provided between Embsay and Eastby. The site meets the tests set out in paragraph 77 of the Framework and its inclusion as an area of LGS is justified.
265. Site SG-LGS22 (The Glebe Field, Giggleswick) was assessed in 2015 and found to be of 'low' ecological significance, comprising amenity grassland, bare ground, hard standing and broad-leaved trees. Nevertheless, the open space is clearly visible from Church Street, the public footpath which runs through the site and from the path which runs alongside Tems Beck. Its open, verdant appearance contributes positively to the character of the area. The *Giggleswick Conservation Area Appraisal*³⁷ also recognises that the "...open green spaces within Giggleswick village make a significant contribution to the visual quality and biodiversity value of the conservation area and its setting." The attractive visual qualities of the site and the contribution that it makes to the significance of the conservation area therefore justify its inclusion as LGS.
266. Similarly, site CA-LGS6 is recognised as a visually attractive area of open space which contributes to the character and appearance of the Carleton Conservation Area.³⁸ Although public views of the paddock are limited, it is surrounded by residential properties. The PPG confirms that land can still be considered for designation even if there is no public access (for example green areas which are valued because of their wildlife, historic significance and/or beauty).³⁹ This applies to Site CA-LGS6, which is justified as LGS because of its significance to the conservation area.

Green Wedges – Policy ENV13

267. Policy ENV13 states that the Green Wedges are intended to allow settlements to grow in a way that reinforces their individual character, prevent coalescence and enhance recreational opportunities. For effectiveness it is therefore necessary to expand the criteria by reference to the separate character and identity of settlements. As submitted the policy only requires development to avoid compromising the physical gap between settlements. **(MM89)**
268. The extent of the Green Wedges is justified by the *Review of Green Wedge Designations in Craven*.⁴⁰ Although site allocations HB038 and LB012 would reduce the extent of the Green Wedge in High and Low Bentham, they represent logical infill between existing development. No further coalescence between High and Low Bentham would occur. Around Glusburn and Crosshills the review also recommends a reduced Green Wedge to reflect committed developments.
269. To the east of Sutton, the existing Green Wedge provides separation from Eastburn. However, the designation only applies to the land north of Sutton

³⁷ Examination Document He021

³⁸ Examination Document He003

³⁹ Paragraph: 017 Reference ID: 37-017-20140306

⁴⁰ Examination Document La010

Lane. To achieve the objectives of preventing coalescence and maintaining their separate character and identity the inclusion of additional land in the submission version Local Plan is justified.

Conclusion

270. Subject to the recommended MMs I therefore conclude that the approach to LGSs and Green Wedges is justified, effective and consistent with national planning policy.

Issue 13 – Whether the plan provides sufficient measures to protect, preserve and enhance the natural, built and historic environments and includes appropriate policies to address climate change

Countryside and Landscape – Policy ENV1

271. Policy ENV1 states that when assessing development proposals which affect the Forest of Bowland AONB or the YDNP great weight will be given to the conservation of their special qualities, which include their landscape and scenic beauty. This is consistent with paragraph 115 of the Framework.

272. Elsewhere Policy ENV1 requires proposals to respect, safeguard, and wherever possible restore or enhance landscape character. It provides a clear policy framework for decision-makers to consider the effects of development on the landscape outside the AONB and the YDNP. This is further reinforced by the supporting text, which makes it clear that Craven's countryside and the quality of its landscapes are "*...the area's defining feature and the jewel in its crown.*"

273. However, for effectiveness Policy ENV1 should refer to the relevant landscape character appraisals and assessments – which includes the *Forest of Bowland Landscape Character Assessment*. For the same reasons, and to ensure consistency with the evidence base, it is necessary to refer to profiled Natural England Character Areas and require development proposals to respond to the character area and type they are located within. (**MM73**)

274. As submitted, it is unclear what is required of proposals to accord with the *Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Lighting (GN01:2011)*. For clarity, **MM73** is necessary to confirm that exterior lighting should be kept to a minimum and that proposals should demonstrate that there will be no adverse impacts from external illumination. Consequential changes are also required to the supporting text by **MM72**.

Heritage – Policy ENV2

275. Policy ENV2(b) states that substantial harm or total loss to the significance of a designated heritage asset will be permitted only where it can be demonstrated that there are substantial public benefits. However, to ensure consistency with paragraph 133 of the Framework, and make the policy effective, it is necessary to specify that the harm or loss must be outweighed by substantial public benefits (**MM75**). For the same reasons the supporting text should be modified at paragraph 5.23 to reflect the other circumstances referred to in paragraph 133 of the Framework. (**MM74**)

276. Policy ENV2(a) lists those elements which contribute most to the District's distinctive character and sense of place. Because Skipton Castle, its grounds and its extensive landscape setting all make a significant contribution to Skipton's heritage and character they should be listed in the Policy, along with a recognition of townscape and landscape as part of the vision for Craven. (**MM75** and **MM1a**)

Good Design – Policy ENV3

277. For consistency with other MMs it is necessary to remove the requirement to meet 'Lifetime Homes' from Policy ENV3 (**MM77**). For effectiveness it is also necessary to remove the need for 'impact assessments', which is too vague. Instead, the policy should state that development proposals should provide a good standard of amenity for all existing and future occupants of land and buildings. Because sensitive uses may not just be limited to residential uses, and pollution may come from sources other than noise, odour or traffic, changes to the supporting text are also required by **MM76**.

278. Paragraph 50 of the Framework requires local planning authorities to plan for a mix of housing based on current and future demographic needs, including people with disabilities. **MM77** is therefore required to make it explicit that new design should make reasonable provision to ensure that buildings and spaces are accessible and usable by all, including people with disabilities. For clarity and effectiveness, the same MM should also confirm that opportunities to minimise energy, carbon and waste should be taken wherever possible.

Biodiversity - Policy ENV4

279. As submitted Policy ENV4 fails to recognise the need for an appropriate assessment in the first instance, the need to consider the cumulative effects of development and the need for appropriate compensatory measures where necessary. This is rectified by **MM79**.

280. In accordance with the HRA the larger allocations all include areas of green infrastructure and development principles aimed at mitigating the effects of additional recreational pressure on various SPAs and SACs. For effectiveness, and to ensure consistency with other modifications, the approximate sizes of the areas of green infrastructure should be updated by **MM79** and **MM81**. It is also necessary to confirm that the areas are indicative, and that an overall net gain in biodiversity will be expected in accordance with paragraph 109 of the Framework. Consequential changes are made to the supporting text by **MM78** and **MM80**.

Flood Risk – Policies ENV6 and SD2

281. All the newly allocated sites in the Plan have been subject to a SFRA. Where sites include areas within Flood Zones 2 or 3 the development principles in Policies SP5-SP11 require proposals to avoid areas at the highest risk of flooding through their layout, design and use of green infrastructure.

282. The SFAS has also now been completed, and along with the Ings Beck and Gallow Syke Water Management Project are expected to result in the re-classification of sites such as SK049 by taking them out of the functional floodplain. Subject to the recommended MMs I am satisfied that the Plan is

consistent with paragraph 100 of the Framework which requires local plans to provide a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property.

283. Policies ENV6 and SD2 provide a robust policy framework to ensure that windfall sites also avoid areas at the highest risk of flooding. However, for effectiveness the Plan should recognise that the EA standards referred to in Appendix D may become superseded. Following the deletion of the IDP the standards would also be contained within Appendix C of the Plan. (**MM82**)

Land, Air and Water Quality – Policies ENV7 and ENV8

284. **MM83** is necessary to ensure that Policy ENV7(a) is consistent with paragraph 112 of the Framework by reference to significant development, and the use of best and most versatile agricultural land. Reference to encouraging the use of electric vehicles is also required in accordance with paragraph 35 of the Framework which requires Plans to exploit the use of sustainable transport.
285. Encouraging new development to conserve water is a justified and appropriate strategy in seeking to mitigate and adapt to climate change. However, to be effective Policy ENV8 should be clearer that new developments should incorporate water conservation measures in their design, including the collection and re-use of water on site. (**MM84**)

Renewable and Low Carbon Energy – Policy ENV9

286. The Council has considered identifying suitable areas for renewable and low carbon energy.⁴¹ In summary, the evidence shows that Craven has a low potential for generating renewable and low carbon energy due to the national landscape designations of the YDNP and the Forest of Bowland AONB.
287. In the case of small-scale wind turbines Policy ENV9 refers to a tower height of 30m. This is contrary to the evidence-base which assessed turbine heights to the blade tip. **MM85** and **MM86** are necessary to ensure that the policy and supporting text are justified and reflect the evidence-base. For effectiveness it is also necessary to delete ambiguous references to 'well-conceived' projects, which lack clarity for decision-makers, developers and local communities.

Footpaths, Bridleways, Byways and Cycle Routes – Policies ENV11 and ENV12

288. The intention of Policy ENV12 is to include footpaths, bridleways, byways and cycle routes, including public rights of way and the towpath of the Leeds & Liverpool Canal. This is clarified by **MM88**. The approach to protecting the historic character of the Leeds & Liverpool Canal and improving access along the canal is a positive and justified strategy for the district.

⁴¹Examination Documents In007 and La008

Assessment of Legal Compliance

Local Development Scheme ('LDS')

289. The Plan conforms to the subject matter and geographic area set out in the LDS.⁴² It was submitted for examination in accordance with the timescale given of January-March 2018. The Plan area is logical given that the administrative boundary of the Craven local planning authority area is outside the YDNP.

Consultation

290. Consultation has been carried out in accordance with the *Statement of Community Involvement (SCI) for Planning*.⁴³ Letters and emails were sent to everyone on the Council's database, including statutory bodies and Parish and Town Councils, advertisements were published on the Council's website and in local newspapers and social media was used. Public exhibitions were also carried out and documents made available at the Council's offices, libraries and online. Throughout each stage the Council has sought views electronically and on paper. The Council's *Statement of Consultation and Policy Response Papers*⁴⁴ set out the main issues arising from each stage of the consultation process, and how representations have been taken into account.

291. The Conservation Area Appraisals have not been subject to standalone public consultation. Nevertheless, the classification of land beyond villages such as Carleton does not form part of the Local Plan. Instead, the Plan defines the extent of the Conservation Area boundary and sets clear policy requirements for development proposals which affect heritage assets and their setting. It therefore provides a robust policy framework to ensure that the contribution which a site makes to the significance of a designated heritage will be taken into account as part of the development management process.

Sustainability Appraisal and Habitat Regulations

292. The Council has carried out a SA of the Plan and of the MMs where necessary. It considered alternative housing growth scenarios, including the provision of additional housing to meet the full need for affordable housing, and different spatial strategies. The Council has carried out an adequate SA of the Plan and reasonable alternatives have been considered to a sufficient degree.

293. A HRA has been carried out in support of the Plan which includes an Appropriate Assessment. Iteration III and the accompanying Addendum also consider the implications of the recommended MMs.

294. The HRA and SA documents demonstrate how a combination of the spatial distribution of development, and the use of extensive areas of green infrastructure will mitigate the effects of additional recreational disturbance. Subject to the recommended MMs the policies and allocations in the Plan will not have a significant adverse impact on the integrity of the North Pennine Moors SPA and SAC, the South Pennine Moors SAC and Phase 2 SPA, the

⁴² Examination Document SD001

⁴³ Examination Document SD002

⁴⁴ Examination Documents EL1.005 and EL1.005a – EL1.005d

Ingleborough Complex SAC, the Craven Limestone Complex SAC or the Bowland Fells SPA.

Public Sector Equality Duty ('PSED')

295. In reaching my conclusions against the Matters identified above I have had due regard to the equality impacts of the Plan in accordance with the Public Sector Equality Duty, contained in Section 149 of the Equality Act 2010. Amongst other things, this sets out the need to advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not.

296. There are specific policies in the Plan concerning the provision of accommodation for older people and gypsies and travellers. The Plan also includes requirements to provide accessible environments as part of new developments. As such, the disadvantages that these groups suffer will be minimised over the plan period and their needs met in so far as they are different to those without a relevant protected characteristic.

Climate Change

297. Policies SD1, SD2, ENV3, ENV6, ENV7, ENV8 and ENV9 will help ensure that the development proposed in the Plan will contribute to the mitigation of, and adaptation to, climate change. The policies include requirements relating to energy efficiency, renewable and low carbon energy and mitigating flood risk. The distribution of development in Policy SP4 also seeks to focus significant new development in locations which are, or can be, made sustainable.

298. I therefore conclude that the Plan meets the relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations.

Overall Conclusion and Recommendation

299. The Craven Local Plan has a number of deficiencies in respect of soundness and legal compliance which, for the reasons set out above, mean that I recommend non-adoption of the Plan as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues set out above.

300. The Council has requested that I recommend MMs to make the Plan sound, legally compliant and capable of adoption. Overall, I conclude that with the recommended modifications set out in the accompanying Appendix the Plan satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework.

Matthew Birkinshaw

INSPECTOR

This report is accompanied by the following Appendices:

Appendix 1 – Schedule of Recommended Main Modifications

Appendix 1 – Schedule of Recommended Main Modifications

The modifications below are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy/ Para/Site.	Main Modification
MM1	5	Introduction Para 1.1	This Local Plan sets out a spatial strategy and policies for change, development and conservation in Craven District outside the Yorkshire Dales National Park (YDNP) for the period 2012 to 2032. It is used to decide planning applications and sets out how land is to be used for things like housing, business, recreation and conservation; how the right development is to be achieved in the right location at the right time; and how sustainable development can be achieved overall. <u>A number of policies from the Craven Local Plan (1999) were saved in 2007. The majority of these saved policies have been replaced in this Local Plan. Appendix D details which saved policies have been replaced by those within this Local Plan.</u>
MM1a	26	Vision for Craven in 2032 Mid Area first paragraph and South Area final paragraph	<p>The market town of Settle is the focus of most new homes and jobs in the mid area supporting a balanced population that includes working people and families. <u>The growth of the town will have been achieved in a manner which has retained both its intimate feel and its distinctive character.</u> The smaller villages of Clapham Giggleswick, Rathmell and Hellifield are also thriving local communities.</p> <p>As the largest settlement in the district, Skipton is the main focus for growth in Craven. New public open spaces and family facilities mean that the town centre continues to thrive. Residents, workers and visitors alike appreciate the blend of street markets, independent shops, national retailers and a wide range of other essential services in a historic setting <u>of townscape and landscape</u>. Skipton also offers a broad range of employment opportunities, along with a diverse evening economy and cultural offer.</p>

MM2	35	Supporting Text for Policy SP1 Paras 4.12 and 4.14	<p>4.12 This housing requirement will more than meet the FOAN of the plan area of 206 dpa. Furthermore when the housing requirement for the Craven Local Plan (230 dpa) is combined with the likely housing delivery of 27 dpa in that part of the Craven District lying within the Yorkshire Dales National Park (257 dpa), the FOAN of the HMA (242 dpa) will be more than met.</p> <p>4.14. The SHMA 2017 Update identifies a need for 126 dpa affordable homes across the HMA (Craven District). Plan preparation has considered whether the Local Plan could be expected to fully meet the need for affordable housing. The viability of providing for a proportion of market housing, along with other planning obligations, for affordable housing has been assessed. The minimum proportion for affordable housing <u>that should be required on greenfield these sites</u> has been assessed as 30%. This is evidenced in the Craven Local Plan Viability Assessment Addendum: (November 2017). This proportion means that 230 dpa housing requirement will not meet the full need for affordable housing. However, the higher growth options assessed in the Local Plan Housing Growth Options Paper have been rejected because of their conflict with the plan's spatial strategy and the significant uncertainty over their deliverability. Notwithstanding this decision, if 30% of the 230 dpa provided in the plan area was affordable housing then, combined with the provision in the National Park (within Craven District), about 66% of the HMA's affordable housing need would be met. <u>It is estimated that just less than 60% of the Craven District's affordable housing need would be met from new housing provision in this plan and the Yorkshire Dales National Park Plan (2016).</u> In addition to this provision the Council seeks to increase the provision of affordable housing through its action plans and strategies and on all opportunity sites, including existing properties.</p>
MM3	37	Policy SP1 Meeting Housing Need Final paragraph	<p>Housing Monitoring shows that 768 <u>924</u> net dwellings have been completed between 1 April 2012 and 30 September 2017 <u>31 March 2018</u>, the balance of the housing provision for the remainder of the plan period to be provided through b), c) and d) above is therefore 3,832 <u>3,676</u> net additional dwellings.</p>
MM4	40	Policy SP2 Economic Activity and Business Growth Part a) and a) ii)	<p>a) Making provision for a minimum of 32 hectares <u>gross</u> of employment land over the plan period for B1, B2 and B8 Uses through:</p> <p>ii) Allocating 15.63ha <u>gross</u> of additional employment land for B1, B2 and B8 Uses in Skipton (Policy SP5), Settle (Policy SP6) and Ingleton (Policy SP9)</p>

MM5	41	Supporting Text to Policy SP3 Housing Mix and Density Paras 4.30, 4.34 and 4.35	<p>4.30 The NPPF (para 50), expects local authorities to identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand. In response, the Council's <u>latest</u> Strategic Housing Market Assessment (SHMA) Update 2017 provides the following general view on the overall housing mix the local population is likely to need over the plan period:</p> <ul style="list-style-type: none"> Homes with 1-2 bedrooms – 39.4% Homes with 3 bedrooms – 43.7%; and Homes with 4 or more bedrooms – 16.9%. <table border="1"> <thead> <tr> <th colspan="4">SHMA Update 2017 Suggested dwelling mix by market and affordable dwellings (Page 89, Table 7.3)</th></tr> <tr> <th><u>Overall dwelling size mix</u></th><th><u>Market (%)</u></th><th><u>Affordable (%)</u></th><th><u>Overall (%)</u></th></tr> </thead> <tbody> <tr> <td><u>1/2 Beds</u></td><td><u>18.9</u></td><td><u>87.4</u></td><td><u>39.4</u></td></tr> <tr> <td><u>3 Beds</u></td><td><u>57.3</u></td><td><u>11.8</u></td><td><u>43.7</u></td></tr> <tr> <td><u>4 Beds</u></td><td><u>23.8</u></td><td><u>0.8</u></td><td><u>16.9</u></td></tr> </tbody> </table> <p>The overall mix is across all tenures and assumes a broad tenure split of 70% market and 30% affordable.</p> <p>4.34 In determining planning applications, the council will have regard to the overall need to deliver a mix and range of house types and sizes and <u>will have regard to</u> the most up to date evidence of need/demand, including from the SHMA <u>and any other relevant sources, such as the local Housing Register (which is a continually updated waiting list for rented affordable housing).</u> Where applicants propose a mix of housing that does not appear to take account of identified needs, they will be expected to provide credible reasons and robust evidence to support their proposals.</p> <p>4.35 Policy SP3, which follows, will help to guide the mix and density of new homes provided in Craven, in order <u>to promote balanced mixed communities and</u> to ensure that overall provision matches overall needs as closely as possible, land resources are used effectively and efficiently, and proper account is taken of evidence, scheme viability and site-specific circumstances</p>	SHMA Update 2017 Suggested dwelling mix by market and affordable dwellings (Page 89, Table 7.3)				<u>Overall dwelling size mix</u>	<u>Market (%)</u>	<u>Affordable (%)</u>	<u>Overall (%)</u>	<u>1/2 Beds</u>	<u>18.9</u>	<u>87.4</u>	<u>39.4</u>	<u>3 Beds</u>	<u>57.3</u>	<u>11.8</u>	<u>43.7</u>	<u>4 Beds</u>	<u>23.8</u>	<u>0.8</u>	<u>16.9</u>
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MM6	42 and 43	Policy SP3 Housing Mix and Density	<p>The mix and density of new housing developments will ensure that land is used in an effective and efficient manner to address local housing needs. This will be achieved in the following ways:</p> <p>a) The local planning authority will use the housing mix set out below as a general guide for achieving an appropriate overall mix of new housing across the plan area and across all tenures;</p> <ul style="list-style-type: none"> • Homes with 1-2 bedrooms — 39% • Homes with 3 bedrooms — 44% • Homes with 4 or more bedrooms — 17% <p><u>a) The local planning authority will require new housing developments to provide an appropriate mix of housing having regard to the dwelling size and mix recommended in the SHMA, its successor or other appropriate and up to date evidence of local housing need.</u></p> <p>b) The local planning authority will use 32 dwellings per hectare (net) as a general guide for achieving an appropriate overall housing density across the plan area and across all tenures;</p> <p><u>b) The local planning authority will require new housing developments to be developed at appropriate densities, which make effective and efficient use of land and have regard to local and site-specific circumstances. In typical greenfield developments or in brownfield developments with no significant element of conversion, the appropriate housing density should be approximately 32 dwellings per hectare (net).</u></p> <p>e) The local planning authority will apply the general guides, set out in parts a) and b) above, flexibly to ensure that individual proposals across the plan area are able to take account of local variations in housing need, scheme viability or other site-specific circumstances, which may indicate that a different housing mix or density is required in order to achieve local plan objectives.</p> <p><u>c) The local planning authority will be flexible in its requirements for housing mix and density where this is necessary to ensure scheme viability, to take account of local variations in housing need, to better promote balanced mixed communities or to achieve other local plan objectives.</u></p>
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MM7	44, 45, 46, 47, and 48	Supporting Text to Policy SP4 Spatial Strategy and Housing Growth Paras 4.40, 4.41 Table 2, 4.45, 4.46, 4.47, 4.49, 4.50, 4.51, 4.52, and 4.53	<p>4.40 At the next level, are villages with basic services and <u>some of these villages with basic services that are bisected by the Yorkshire Dales National Park boundary. They these are Tier 4 settlements and they provide a minor service role within the rural areas.</u> Smaller villages and hamlets and farmsteads in open countryside fall within Tier 5 of the settlement hierarchy. <u>Their service role is generally limited to the residents of the settlement itself and the local rural community.</u></p> <p><u>Tier 5 settlements are all those villages and hamlets in the plan area which have 15 or more residential properties closely grouped together and not classified as a Tier 4 settlement and above. Villages and hamlets which do not have this level of closely grouped buildings relate more to the countryside than a built up area.</u></p> <p>4.41 The settlements included in the settlement hierarchy are presented in Table 2 below:</p> <p>Table 2 – Settlement Hierarchy</p> <table><tr><th>Tier</th><th>Role and Function</th><th>Settlement</th></tr><tr><td>1</td><td>Principal Town Service Centre</td><td>Skipton</td></tr><tr><td>2</td><td>Key Service Centres</td><td>High and Low Bentham, Settle</td></tr><tr><td>3</td><td>Local Service Centres</td><td>Gargrave, Glusburn and Crosshillls, Ingleton</td></tr><tr><td>4a</td><td>Villages with Basic Services</td><td>Burton-in-Lonsdale, Carleton, Cononley, Cowling, Farnhill and Kildwick, Hellifield, Low Bradley, Sutton-in-Craven</td></tr><tr><td>4b</td><td>Villages with Basic Services Bisected by Yorkshire Dales National Park boundary</td><td>Bolton Abbey, Clapham, Embsay, Giggleswick, Long Preston</td></tr></table>	Tier	Role and Function	Settlement	1	Principal Town Service Centre	Skipton	2	Key Service Centres	High and Low Bentham, Settle	3	Local Service Centres	Gargrave, Glusburn and Crosshillls, Ingleton	4a	Villages with Basic Services	Burton-in-Lonsdale, Carleton, Cononley, Cowling, Farnhill and Kildwick, Hellifield, Low Bradley, Sutton-in-Craven	4b	Villages with Basic Services Bisected by Yorkshire Dales National Park boundary	Bolton Abbey, Clapham, Embsay, Giggleswick, Long Preston
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		<p>be through the delivery of the plan's land allocations for housing and employment, and any opportunities that come forward during the plan period on previously developed land <u>or other appropriate land within Tier 1 to 5 2, 3, 4a and 4b settlements.</u> <u>However, in the light of the spatial strategy's low levels of growth planned for Tier 5 settlements as a whole and their relatively small size, housing proposals within their built up area is to be limited to around 4 dwellings unless special circumstances justify a higher figure.</u></p> <p>4.49 Nevertheless it <u>may</u> will still be appropriate to support the release of land for housing <u>on land outside a settlement's main built up area in addition to the plan's land allocations in Tier 1 to 4 settlements.</u> and previously developed land within the areas main built up areas in certain circumstances. For example e- <u>Circumstances may change in relation to the availability of, and likely yield from, the plan's land allocations, and planning permissions may lapse due to changed circumstances.</u> If these or other <u>circumstances mean that land will</u> may <u>not come forward during the plan period, and the planned growth for a settlement is clearly not being delivered, then other sustainable housing development on land adjoining within that settlement will, in principle, be supported.</u> <u>Set out below is how the Council will monitor the delivery of each settlements' planned level of growth.</u></p> <p><u>The planned level of growth in a particular settlement is the amount of dwellings which the plan estimates should be built in that settlement by the end of the plan period. This figure is provided in the right hand column of the policy table below e.g. Skipton, Settle and Gargrave (2,300, 501 and 160 dwellings respectively). The Council will assess, on a regular basis, usually quarterly, the performance of each relevant settlement in meeting its planned growth levels. This assessment will be a 'live' document published on the Council's website. For each settlement in the plan with a planned level of growth, (this excludes Bolton Abbey, Long Preston and Tier 5 settlements) the assessment will provide, in a simple tabular form, the latest data and a commentary on dwelling delivery.</u></p> <p><u>This monitoring and management of housing growth seeks to ensure that each settlement's sustainable growth is delivered and the plan's housing requirement is met in the event of changed circumstances over the plan period. Furthermore, as referenced in Section 9: Monitoring, the plan's housing trajectory will be updated on an annual basis in the Council's Annual Monitoring Report.</u></p> <p>4.50 Rural exception sites in accordance with Policy H2 will <u>also</u> be supported <u>on land outside and well related to the main built up area of Tier 2 to 5 settlements.</u> <u>Furthermore, for Tier 1 to 4 settlements,</u> t<u>There may be special environmental, economic and/or social circumstances that mean the benefits of a proposal to the local environment, economy or community indicate land release for development on unallocated land on adjoining the edge of a main built up area should be supported. Housing need, economic prosperity and environmental enhancement may be relevant to the consideration of these proposals.</u> <u>Such circumstances might include where a proposal makes a</u></p>
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		<p><u>significant contribution to addressing a particular housing need which cannot be met elsewhere, or where the proposal leads to substantial environmental benefits, for example, through the re-use of previously developed land and buildings.</u></p> <p>4.51 All proposals on unallocated land for new homes on <u>land adjoining the edge of Tier 1 to 4 , 2, 3, 4a and 4b</u> settlements, will need to accord with all relevant policies of this local plan and any 'made' neighbourhood plans. In addition there are criteria that are particularly relevant to <u>assess proposals on the edge of on land adjoining settlements against (Policy SP4 I a) to c) and i) to vi).</u> These seek to avoid a significant increase in the planned level of growth that could undermine the spatial strategy and the role of settlements in the settlement hierarchy. Other criteria are given in this policy to ensure that the impact of the proposal on the character and appearance of the settlement and countryside is acceptable. Impact on settlement form and size are also considered appropriate to assess. The traffic impact of proposals on the local highway network must be acceptable and prospective applicants should seek advice from North Yorkshire County Council, the Highways Authority, on the evidence required to demonstrate the extent of the traffic impact of the proposal.</p> <p>4.52 The plan does not allocate land for housing in the small Tier 5 settlements. <u>These settlements only have access to few or no services and sustainable growth to them is limited compared to the higher order settlements.</u> The majority of suitable housing sites in these villages are likely to be below the plan's threshold for allocation (less than 5 dwellings) and within the settlement's main built up area. <u>However, H-housing adjoining the main built up area of in these settlements is to be supported in principle where it is an affordable housing scheme on a rural exception site in accordance with Policy H2 of the plan.</u> can be demonstrated that it is necessary to maintain a sustainable, vibrant and healthy rural economy and communities, but clearly these settlements' only have access to few or no services and sustainable growth to them is very limited. For this reason proposals should be small in scale compared to the size of the settlement, unless there are environmental, social and economic reasons why not. Compliance with other relevant policies in this plan, in particular those in relation to good design (Policy ENV3) and the countryside and landscape (Policy ENV1), will ensure that the local impact of such proposals will be acceptable. Rural exception sites in accordance with Policy H2 of this plan will also be supported</p> <p>4.53 Land not adjoining a Tier 1 <u>to 5 , 2, 3, 4a and 4b</u> settlements' main built up area (as defined in this policy) and not well related <u>allocated for development in this plan, to a Tier 5 settlement</u> will be classified as open countryside. <u>In the open countryside</u> Here, support for <u>individual</u> housing proposals will be limited to <u>those which meet</u> the special circumstances identified in the NPPF and the criteria in this policy. Compliance with other relevant policies of this plan will ensure the local impact of these types of proposals will be acceptable.</p>
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MM8	48, 49, 50, 51, and 52	Policy SP4 Spatial Strategy and Housing Growth	<p>A sustainable pattern of growth will be promoted to deliver the spatial strategy of the plan over the plan period 2012 to 2032. This will be achieved by:-</p> <p>A. Directing most growth towards Skipton as the Tier 1 settlement (Principal Town Service Centre);</p> <p>B. Directing a level of growth to Settle and Bentham to underpin and enhance their roles as Tier 2 settlements (Key Service Centres);</p> <p>C. Directing a proportionate level of growth to Glusburn/Crosshills, Gargrave and Ingleton to underpin their roles as Tier 3 settlements (Local Service Centres);</p> <p>D. Directing limited growth towards Tier 4a settlements (Villages with Basic Services) to sustain their vitality and function;</p> <p>E. Directing limited growth towards Tier 4b settlements (Villages with Basic Services Bisected by the National Park Boundary) to reflect their roles as tourism hubs or gateways on the edge of the Yorkshire Dales National Park;</p> <p>F. Directing a low level of growth to Tier 5 settlements and <u>the</u> open countryside to support a sustainable, vibrant and healthy rural economy and communities;</p> <p>G. Delivering growth on sites that have planning permission and sites that are allocated for development under Policies SP5 to SP11;</p> <p><u>Tiers 1 – 4</u></p> <p>H. Supporting proposals for additional housing growth on non-allocated previously developed land <u>for housing</u> within the main built up areas** of Tier 1, 2, 3, 4a and 4b settlements provided they accord with all other relevant local plan and neighbourhood plan policies;</p> <p>I. Supporting the release of non-allocated sites for housing that adjoin the main built up area** of <u>Tier 1 to 4 settlements</u> where:-</p> <p>a) it can be demonstrated that the planned growth in the spatial strategy for the settlement will not be delivered during the plan period, <u>with the exception of Bolton Abbey (where Policy EC4A of this plan provides for limited new housing) and Long Preston</u>, or</p> <p>b) it is a rural exception site in accordance with Policy H2 of the local plan, or</p>
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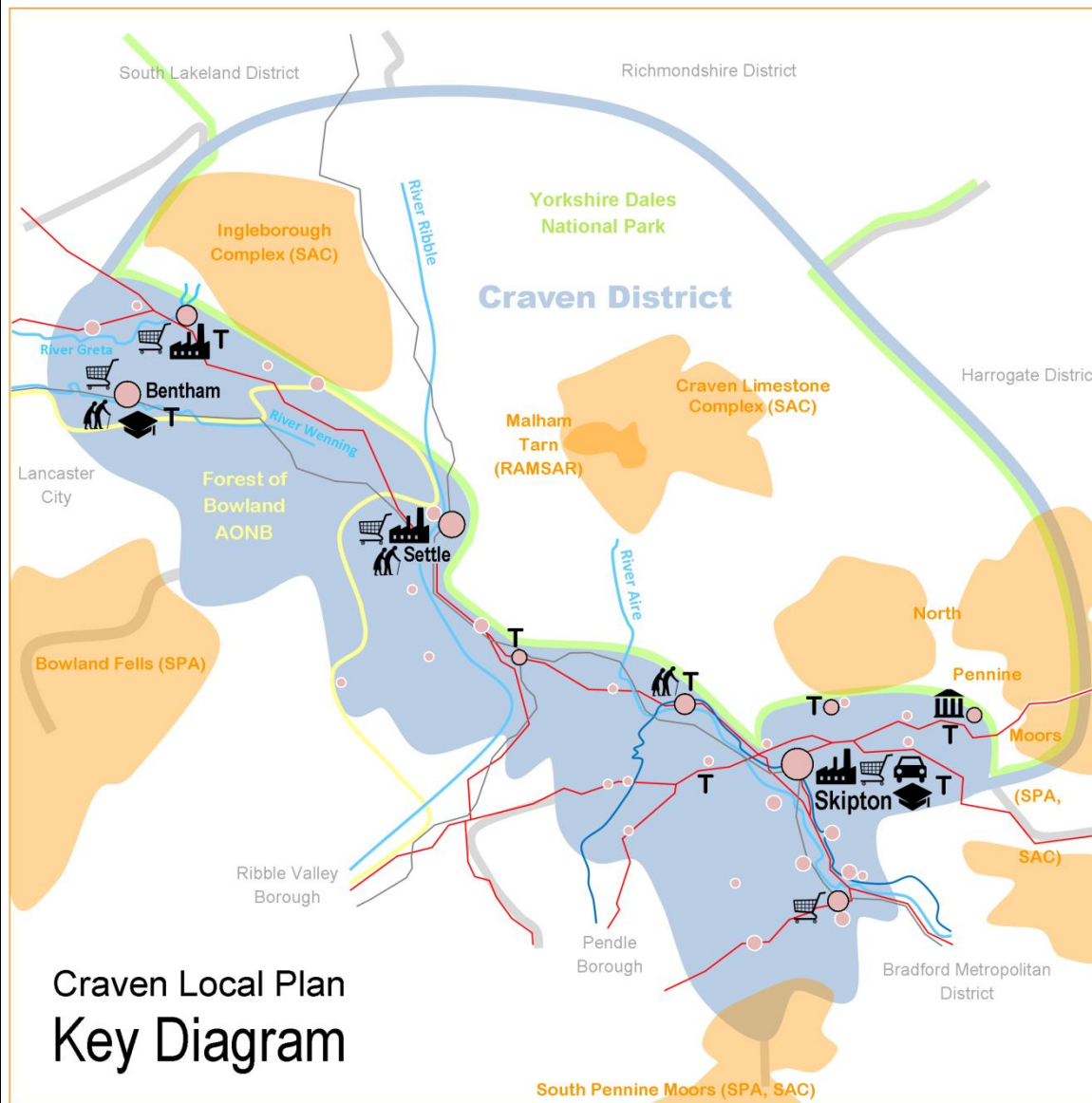
		<p>c) development is justified by special economic, environmental and /or social circumstances</p> <p>Proposals justified under a), b), or c) above, will be supported provided <u>that they proposals:-</u></p> <ul style="list-style-type: none"> i) are consistent with the role and function of the settlement in the spatial strategy; ii) are proportionate to the size of the settlement; iii) are complementary to the settlement's form, character and appearance; iv) would conserve the character and appearance of the countryside; v) would avoid contributing towards the coalescence of settlements; <u>and</u> vi) would generate traffic that can be satisfactorily accommodated by the highway network; and vii) accord with all other relevant local plan policies or neighbourhood plan policies. <p><u>Tier 5</u></p> <p>J. Supporting proposals for housing <u>within the main built up area** of in</u> Tier 5 settlements which is necessary to maintain a sustainable, vibrant and healthy rural economy and communities, and provided <u>that the proposal is in accordance with criteria I i) to vi) above and is:-</u></p> <ul style="list-style-type: none"> a) small in scale compared to the size of the settlement <u>and limited to around 4 dwellings</u>, unless justified by special economic, environmental and/or social circumstances, or b) for an affordable housing rural exception site in accordance with Policy H2; or c) required in order to secure significant improvements to the environment or conservation of designated heritage assets in accordance with the National Enabling Policy; or d) justified through the neighbourhood planning process, and e) the proposal accords with all other relevant policies in the local plan. <p><u>Residential Development in the Countryside</u></p> <p>K. Supporting individual <u>Limiting</u> proposals for new homes in the countryside away from existing settlements. <u>Unless permitted by criteria G, I or J above, or allocated for alternative uses by other local plan policies, land outside the main built up areas of Tier 1 – 5 settlements will be defined as open countryside. Within the open countryside</u></p>
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		<p><u>residential development will be supported provided that it:-</u></p> <p>a) the proposal accords with the NPPF; b) the proposal accords with all other relevant local plan and neighbourhood plan policies; and c) b) one or more of the following special circumstances apply:</p> <p>i) the proposal would meet an essential need for a rural worker to live permanently at or near their place of work in the countryside; ii) the proposal is required in order to secure significant improvements to the environment or conservation of a designated heritage asset in accordance with the National Enabling Policy, <u>and such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets.</u> iii) the proposal is for the re-use of one or more redundant or disused buildings and would enhance the immediate setting; <u>or.</u> iv) <u>the design is of exceptional quality and in accordance with the National Planning Policy Framework</u></p> <p><i><u>**The main built up area is defined as the settlement's closely grouped and visually well related buildings and any associated spaces between these buildings.</u></i> continuous built form of the settlement and excludes:</p> <p><i>1. Individual buildings, or groups of dispersed buildings <u>or ribbon developments</u> which are clearly detached from the <u>main</u> continuous-built up area of the settlement, <u>and ribbon developments attached to the main built up area but where the housing relates more to the surrounding countryside than to the main built up area of the settlement,</u> and</i></p> <p><i>2. Gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to surrounding countryside than to the <u>main</u> built up area of the settlement, and</i></p> <p><i>3. Agricultural buildings and associated land on the edge of the settlement, and</i></p> <p><i>4. Outdoor sports and recreational facilities and other formal open spaces on the edge of the settlement.</i></p> <p>Guidelines for the distribution of new dwellings to deliver the spatial strategy is set out in the table below:-</p>
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			4a	Cowling	0.8%	<u>37</u> 2
			4a	Farnhill and Kildwick	0.4%	<u>18</u> 4
			4a	Hellifield	0.8%	<u>37</u> 2
			4a	Low Bradley	0.8%	<u>37</u> 2
			4a	Sutton in Craven	1.2%	<u>55</u> 3
			4b	Villages with Basic Services that are bisected by the National Park boundary		
			4b	Bolton Abbey	0%	0
			4b	Clapham	0.8%	<u>37</u> 2
			4b	Embsay	2%	<u>92</u> 5
			4b	Giggleswick	0.8%	<u>37</u> 2
			4b	Long Preston	0%	0
			<u>5</u>	<u>Villages and hamlets</u>		
			5	<u>Tier 5 settlements:</u> Other villages and open countryside and plan area small site	6% <u>1.5%</u>	14 <u>69</u>

			<table> <tr> <td></td><td> allowance <u>Broughton, Bell Busk, Coniston Cold, Draughton, Eastby, East Marton, Halton East, Kildwick Grange, Lothersdale, Lower Westhouse, Newby, Rathmell, Stirton (bisected by the Yorkshire Dales National Park Boundary), Thornton-in-Craven, Tosside, West Marton and Wigglesworth</u> </td><td></td><td></td></tr> <tr> <td></td><td> <u>Open Countryside and Small Site Allowance</u> </td><td> <u>4.5%</u> </td><td> <u>207</u> </td></tr> </table>		allowance <u>Broughton, Bell Busk, Coniston Cold, Draughton, Eastby, East Marton, Halton East, Kildwick Grange, Lothersdale, Lower Westhouse, Newby, Rathmell, Stirton (bisected by the Yorkshire Dales National Park Boundary), Thornton-in-Craven, Tosside, West Marton and Wigglesworth</u>				<u>Open Countryside and Small Site Allowance</u>	<u>4.5%</u>	<u>207</u>
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MM9	53, 54, 55, 56 and 57	Supporting text for Policies SP5 to SP11 Paras 4.54 and New Key Diagram, 4.55, 4.56, 4.57, 4.58, 4.59, 4.60, 4.61, 4.62, 4.63 and Table 3, 4.64 and Table 4, 4.65 and Table 5.	<p>Spatial Strategy for Housing and Economic Growth – Key Diagram and Preferred <u>Allocated</u> Sites</p> <p>4.54 The draft strategic policies SP1 to SP4 set out the overall spatial strategy of the local plan for housing and economic growth in terms of the scale and distribution of housing and employment development to meet objectively assessed needs over the next 15 years of the plan period <u>2012-2032</u>. <u>The Key Diagram below provides a geographic representation of the broad locations of the plan’s spatial strategy and land uses identified in the plan policies</u>. To realise the spatial strategy of the local plan, specific preferred-allocated sites are identified in draft Policies SP5 to SP11 to deliver the sustainable development that is needed.</p>								



			<div><div> Craven District boundary</div><div> Craven District in the Yorkshire Dales National Park</div><div> Craven Local Plan area</div><div> Neighbouring local authority boundaries</div><div> Road connections</div><div> Rail connections</div><div> Rivers</div><div> Leeds and Liverpool Canal</div><div><div> Principal Town Service Centre - Tier 1 growth</div><div> Key Service Centres - Tier 2 growth</div><div> Local Service Centres - Tier 3 growth</div><div> Villages with Basic Services - Tier 4 growth</div><div> Small Villages and Hamlets - Tier 5 growth</div><div> Employment growth</div><div> Growth in older people's housing</div><div> Growth in education provision</div><div> Town/village centres</div><div> Heritage-led tourism development</div><div> Key locations for tourism development</div><div> Road infrastructure improvements</div></div></div>
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		<p>4.55. The NPPF (para 159) says that local planning authorities should prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period. Reviews of land available for economic development should also be undertaken at the same time.</p> <p>4.56. The council has prepared and maintained a SHLAA from the outset of preparing the local plan and following an earlier 'Calls for Sites', has encouraged the submission of sites as an ongoing process as the plan has evolved and progressed through informal consultation and engagement. The council also commissioned consultants Lichfields to undertake a review of available and suitable employment land (March and November 2017).</p> <p>4.57. The sites put forward by landowners/developers for inclusion in the SHLAA have been subject to a series of analyses (which are set out in detail in the Residential Site Selection Process Background Paper accompanying the draft local plan) to assess their suitability for housing allocation. The first of those analyses used four criteria to examine the initial appropriateness of the sites to undergo Sustainability Appraisal (SA). These were:-</p> <ul style="list-style-type: none"> i) The site is located within, adjoining or adjacent to a principal town, key service centre, local service centre or service village identified in the local plan settlement hierarchy; ii) The site is at least 0.1 hectares in size and is capable of accommodating at least five dwellings; iii) The site has an initial advantage because it contains at least 0.1 hectares of land that is at the lowest risk of flooding (flood zone 1); iv) The site is located outside areas protected nationally or internationally for key habitats and plant and animal species (i.e. Sites of Special Scientific Interest, Special Areas of Conservation & Special Protection Areas). <p>4.58. Sites that did not meet one or more of the aforementioned four criteria above stayed at Level 1 of the SA. The sites which passed each of these four criteria moved on to analysis under twenty socio-economic and environmental SA objectives. Under each of the twenty objectives, sites could receive five different judgements based on their perceived influence on a social, economic, and/or environmental objective. These are strongly positive, positive, neutral (no or negligible effect, or uncertainty regarding effect), negative, or strongly negative. Sites which were considered not to perform to a satisfactory level remained at Level 2 in the SA, whereas those sites which were considered to perform to a satisfactory level proceeded to Level 3 and were included in the Pool of Sites. All of the above analyses are referred to as Stage 1, or the Settlement Level Analysis.</p> <p>4.59. The next stage, Stage 2 (District Level Analysis), features selecting the sites which are judged to be the most</p>
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		<p>appropriate and best residential sites from the Pool of Sites. There are four criteria to analyse sites which reach Stage 2, listed as follows:</p> <ul style="list-style-type: none"> • Viability of Affordable Housing Provision; • Site Proximity to Designated Landscape Features; • Site Proximity to Designated Natural Environment Features; • Site Position to Health & Safety Executive (HSE) Zone. <p>4.60. If sites in a settlement pass all four criteria of the District Level Analysis, and collectively there are more sites in a settlement than are required to meet the balance of the housing provision required by Policy SP1 in line with the distribution strategy of Policy SP4 and after utilising the most appropriate housing densities for each site in accordance with Policy SP3, a further step is necessary within Stage 2. In these circumstances the sites within a settlement are compared and a judgement reached on which sites are preferred for allocation in the draft local plan. The judgements reached on each site are detailed in the Residential Site Selection Process Background Paper which accompanies the draft local plan.</p> <p>4.61. For each proposed Preferred Site, a narrative of site analysis and description, including a net developable area, number of dwellings generated, and development principles is prepared and these are set out in the draft local plan within draft Policies SP5, SP6, SP7, SP8, SP9, SP10 and SP11.</p> <p>4.62. To achieve the delivery of the balance of the housing requirement in Policy SP1 of 3,832 net additional dwellings within the plan period 2012 to 2032, account has to be taken of likely future losses to the existing housing stock and consequently what level of gross completions may need to be delivered to ensure that the net housing requirement is achieved. Losses to the existing housing stock can occur through demolitions, changes of use from residential to other uses and conversion of residential properties resulting in a reduced number of dwellings (for instance by converting two cottages into a single dwelling).</p> <p>4.63. Research into gross and net housing completions over a 10 year period from 2007 to 2016 shows that on average 12% of gross completions were offset by net losses through conversions or subdivisions and losses in the existing housing stock as Table 3 below shows.</p>
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Table 3 — Gross and Net Completions in Craven from January 2007 to December 2016	
Total Gross Completions	1596
Total Net Completions	1403
Annual average gross completions	159.6
Annual Average Net completions	140.3
% difference	12%

4.64 This evidence suggests that an allowance of 12% should made to the residual housing requirement of 3,832 ~~net~~ additional dwellings to ensure the net figure is delivered within the plan period, as illustrated in Table 4.

Table 4 — Housing Loss Allowance		
A	NET Additional Dwellings Required 2012-2032 in Policy SP1	4600
B	NET Completions 1 Apr 12 to 30 September 2017	768
C	NET Residual Housing Requirement for the remainder of the plan period . (A — B)	3832
D	Add 12% allowance for housing losses 2017 to 2032	460
E	Gross Housing Requirement for remainder of plan period (C + D)	4292
F	Extant planning permissions at 01 October 2017	1549

			<table><tr><td></td><td></td><td></td></tr><tr><td>G</td><td>Gross Residual Requirement for Allocation /Small Site Allowance in Local Plan (E-F)</td><td>2743</td></tr></table>				G	Gross Residual Requirement for Allocation /Small Site Allowance in Local Plan (E-F)	2743
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4.65. Table 5 below illustrates in summary form, how the balance of the housing requirement in Policy SP1, in line with the distribution strategy in Policy SP4, is addressed by the preferred sites identified in Policies SP5 to SP11.									

Table 5 - Summary of Housing Requirement and Proposed Supply by Settlement

				Total NET Comps 01/04/2012 to 30/09/2017 Policy SP1 5.5 years	NET Residual Housing Requirement 01/10/2017 to 31/03/2032 Policy SP1 & 4.5 yrs	Assisted housing allowance to achieve NET delivery* Table 4	GROSS Total Residual Housing Requirement 2017 to 2032* Table 4	GROSS Residual Housing Requirement 2017 Allocation in Local Plan* Plan	Approx yield of sites proposed for allocation in Publication Plan
Tiers 1 to 4b	Settlement	Proportion of housing growth (%) Policy SP4	based on 230 dps 2012 to 2032 Policy SP1						
Tier 1	Skipton	5.0%	2300	334	1966	236	2202	803	1402
	High and Low								
Tier 2	Bentham	10.90%	501	13	488	59	547	54	494
Tier 2	Settle	10.90%	501	131	370	44	414	65	359
	Gusburn and								
Tier 3	Crosshills	3.50%	160	40	120	14	134	79	58
Tier 3	Ingleton	3.50%	160	32	128	15	143	40	103
Tier 3	Gargrave	3.50%	160	19	141	17	158	42	118
	Burton in Lonsdale								
Tier 4a	Carleton	0.40%	18	1	17	2	19	3	15
Tier 4a	Cononley	1.20%	55	7	48	6	54	52	0
Tier 4a	Cowling	2.50%	115	19	96	12	108	42	93
Tier 4a	Fernhill & Kildwick	0.80%	37	38	-1	0	-1	33	0
Tier 4a	Hellfield	0.40%	18	1	17	2	19	16	0
Tier 4a	Bradley	0.80%	37	11	26	3	29	38	0
Tier 4a	Sutton	0.80%	37	5	32	4	36	18	25
Tier 4a	Boiton	1.20%	55	38	17	2	19	25	0
Tier 4b	Abbey	0%	0	0	0	0	0	6	0
Tier 4b	Gephem	0.80%	37	18	19	2	21	24	0
Tier 4b	Embassy	2.00%	92	1	91	11	102	101	0
Tier 4b	Giggleswick	0.80%	37	25	12	1	13	12	35
Tier 4b	Long Preston	0%	0	2	-2	0	-2	5	0
	Total	94.00%	4320	735	3585	430	4015	1458	2702
	Other villages and open countryside and plan area small site								
Tiers 5	allowance	6.00%	280	33	247	30	277	91	186
Grand Total		100.00%	4600	768	3832	460	4292	1549	2888

Note: Individual figures may not sum to total figure due to rounding

MM10	58 and 59	Policy SP5 Strategy for Skipton – Tier 1	DRAFT POLICY SP5: STRATEGY FOR SKIPTON –TIER 1			
			Skipton is the primary focus for growth and provision is made for the following development areas to meet the housing needs, commercial and employment space in the town:			
			Housing Sites:			
			Site Ref	Location	Net Dev <u>Approx</u> Area (Ha)	<u>Approx</u> Yield
			SK013	Land east of Aldersley Avenue and south of Moorview Way, Skipton	3.112 <u>5.7</u>	100
			SK015	Cefn Glas, Shortbank Road, Skipton	0.442 <u>0.4</u>	14
			SK044	Former allotments and garages, Broughton Road, Skipton	0.591 <u>0.6</u>	19
			SK058	Whitakers Chocolate Factory Site, Skipton	0.492 <u>0.3</u>	46 <u>10</u>
			SK060	Business premises and land, west of Firth Street, Skipton	1.323 <u>1.3</u>	423 <u>121</u>
			SK061	East of canal, west of Sharpaw Avenue, Skipton	2.781 <u>3.7</u>	89
			</			

			<table> <tr> <td>SK087</td><td>Land to north of A6131 and south of A65, Skipton</td><td>1.104 <u>1.1</u></td><td>35</td></tr> <tr> <td>SK088</td><td>Hawbank Fields north of Otley Road and south of A6131, Skipton</td><td>4.484 <u>8.6</u></td><td>143</td></tr> <tr> <td>SK089 & SK090</td><td>Land to the north of Airedale Avenue & Elsey Croft and east of railway line, Skipton</td><td>C3 6.807 <u>6.8</u> D1 1.8</td><td>248 <u>211</u></td></tr> <tr> <td>SK094</td><td>Land bounded by Carleton Road, railway line and A629, Skipton</td><td>3.082 <u>10.5</u></td><td>99</td></tr> <tr> <td>SK101</td><td>East of Keighley Road and south of Cawder Lane, Skipton</td><td>3.422 <u>4</u></td><td>110</td></tr> <tr> <td>SK114 & SK124</td><td>Land to east of North Parade & Cawder Road garage site, Horse Close, Skipton</td><td>3.489 <u>4.6</u></td><td>112</td></tr> <tr> <td colspan="2">Total</td><td>C3 41.048 <u>58.2</u> D1 – 3.6</td><td>1402</td></tr> <tr> <td colspan="4">Mixed Use Regeneration Sites:</td></tr> <tr> <td>Site Ref</td><td>Location</td><td colspan="2">Net Dev <u>Approx</u> Area (Ha)</td></tr> <tr> <td>SK139</td><td>East and west of Cavendish Street, Skipton</td><td colspan="2">1.995 <u>2</u></td></tr> </table>	SK087	Land to north of A6131 and south of A65, Skipton	1.104 <u>1.1</u>	35	SK088	Hawbank Fields north of Otley Road and south of A6131, Skipton	4.484 <u>8.6</u>	143	SK089 & SK090	Land to the north of Airedale Avenue & Elsey Croft and east of railway line, Skipton	C3 6.807 <u>6.8</u> D1 1.8	248 <u>211</u>	SK094	Land bounded by Carleton Road, railway line and A629, Skipton	3.082 <u>10.5</u>	99	SK101	East of Keighley Road and south of Cawder Lane, Skipton	3.422 <u>4</u>	110	SK114 & SK124	Land to east of North Parade & Cawder Road garage site, Horse Close, Skipton	3.489 <u>4.6</u>	112	Total		C3 41.048 <u>58.2</u> D1 – 3.6	1402	Mixed Use Regeneration Sites:				Site Ref	Location	Net Dev <u>Approx</u> Area (Ha)		SK139	East and west of Cavendish Street, Skipton	1.995 <u>2</u>	
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			SK140	Skipton Station Areas A, and B, Carleton New Road, Sandylands Business Centre, Skipton	5.632 <u>5.6</u>		
			Total			7.627 <u>7.6</u>	
			Employment Sites				
			Site Ref	Location	Use Class	<u>Approx</u> Area (Ha)	
			SK049	Land east of Skipton bypass, Skipton	B1,B2 and B8	6.02 <u>6</u>	
			SK113	Land south of Skipton Auction Mart, Skipton	B1,B2 and B8	3.04 <u>3</u>	
			SK135	Skipton Rock Quarry, Skipton	B2 and B8	1.064 <u>1.1</u>	
			Total			10.094 <u>10.1</u>	

MM11	60	Policy SP5 Site SK013	<table><tr><th>Site Ref.</th><th>Location</th><th>Uses</th></tr><tr><td>SK013</td><td>Land east of Aldersley Avenue and south of Moorview Way, Skipton</td><td>C3 Residential</td></tr></table>	Site Ref.	Location	Uses	SK013	Land east of Aldersley Avenue and south of Moorview Way, Skipton	C3 Residential	<p>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. <u>An assessment of the site's archaeological interest will be</u></p>
			Site Ref.	Location	Uses					
			SK013	Land east of Aldersley Avenue and south of Moorview Way, Skipton	C3 Residential					
			<u>Site Allocation</u> <u>Approx.</u> Area: 5.746 <u>5.7</u> ha [net developable area 3.112 <u>3.1</u> ha; (<u>including approximately 2.6ha of green infrastructure</u>) area 2.634 <u>2.6</u> ha].							
			<u>Approx.</u> Number of Dwellings Generated: 100 dwellings [3.112 ha x 32 dwellings per ha].							
<u>required with appropriate mitigation incorporated into development proposals where necessary.</u>										
<p>Development proposals for this site will incorporate <u>an area of approximately 2.6ha of green infrastructure</u> in the west, south and south east of the site to provide a buffer to the open moorland to the south and east <u>to enhance biodiversity; to provide recreation mitigation for the North Pennine Moors Special Protection Area (SPA) and Special Area of Conservation (SAC) and to provide a new PROW connection with the existing residential area at Aldersley Avenue and the play park to the north west of the site.</u></p> <p>A Flood Risk Assessment is required, as a fluvial and/or A <u>surface water flood risk hazard has been identified within the western part of the site. area. Proposals for development on this site</u> <u>Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals</u> will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</p>										

MM12	61	Policy SP5 Site SK015	Site Ref.	Location	Uses
			SK015	Cefn Glas, Shortbank Road, Skipton	C3 Residential
			Site Allocation <u>Approx. Area: 0.442 0.4 ha</u>		
			<u>Approx. Number of Dwellings Generated: 14 dwellings [0.442 ha x 32 dwellings per ha].</u>		
			Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. <u>An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</u>		
MM13	61	Policy SP5 Site SK044	Site Ref.	Location	Uses
			SK044	Former allotments and garages, Broughton Road, Skipton	C3 Residential
			Site Allocation <u>Approx. Area: 0.591 0.6 ha</u>		
			<u>Approx. Number of Dwellings Generated: 19 dwellings [0.591 ha x 32 dwellings per ha].</u>		
			A Flood Risk Assessment is required, as a fluvial and/or A fluvial and surface water flood risk hazard has been identified within the southern and eastern part of the site. area. <u>Proposals for development on this site Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u>		
MM14	62	Policy SP5 Site SK058	Site Ref.	Location	Uses
			SK058	Whitakers Chocolate Factory Site, Skipton	C3 Residential

			<table><tr><td colspan="3">Site Allocation <u>Approx.</u> Area: 0.492 <u>0.3</u> ha</td></tr><tr><td colspan="3"><u>Approx.</u> Number of Dwellings Generated: 46 <u>10</u> dwellings [0.492 ha x 32 dwellings per ha].</td></tr></table> <p>Proposals for the redevelopment of this site including the demolition of existing buildings will conserve <u>should preserve or enhance</u> the character and <u>or</u> appearance of this part of the Skipton Conservation Area. Any redevelopment proposals will <u>be required to retain and convert the two villa style houses</u>, the boundary walls on Upper Union Street, <u>and will not exceed the scale and massing of the existing buildings on the site.</u></p> <p>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. <u>An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</u></p>	Site Allocation <u>Approx.</u> Area: 0.492 <u>0.3</u> ha			<u>Approx.</u> Number of Dwellings Generated: 46 <u>10</u> dwellings [0.492 ha x 32 dwellings per ha].								
Site Allocation <u>Approx.</u> Area: 0.492 <u>0.3</u> ha															
<u>Approx.</u> Number of Dwellings Generated: 46 <u>10</u> dwellings [0.492 ha x 32 dwellings per ha].															
MM15	63	Policy SP5 Site SK060	<table><tr><td>Site Ref.</td><td>Location</td><td>Uses</td></tr><tr><td>SK060</td><td>Business premises and land, west of Firth Street, Skipton</td><td>C3 Residential</td></tr></table> <table><tr><td colspan="3">Site Allocation <u>Approx.</u> Area: 4.323 <u>1.3</u> ha</td></tr><tr><td colspan="3"><u>Approx.</u> Number of Dwellings Generated: <u>121</u> 423 including approximately dwellings in total; 23 units from building conversion + <u>400</u> <u>98</u> units from new build [(0.094 ha x 250 dwellings per ha = 23 units) + (1.22 ha x 82 dwellings per ha = 100 units)].</td></tr></table> <p>Proposals for the redevelopment of this site will conserve <u>should preserve or enhance</u> the character and <u>or</u> appearance of this part of the Skipton Conservation Area. The historic Mill Buildings identified in the Heritage Impact Assessments will be retained and converted and the stone boundary wall along Firth Street shall also be retained.</p> <p>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. <u>An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</u></p> <p>A Flood Risk Assessment is required, as a fluvial and/or A surface water flood risk hazard has been identified within along the western boundary part of the site area. <u>Proposals for development on this site Development proposals</u></p>	Site Ref.	Location	Uses	SK060	Business premises and land, west of Firth Street, Skipton	C3 Residential	Site Allocation <u>Approx.</u> Area: 4.323 <u>1.3</u> ha			<u>Approx.</u> Number of Dwellings Generated: <u>121</u> 423 including approximately dwellings in total; 23 units from building conversion + <u>400</u> <u>98</u> units from new build [(0.094 ha x 250 dwellings per ha = 23 units) + (1.22 ha x 82 dwellings per ha = 100 units)].		
Site Ref.	Location	Uses													
SK060	Business premises and land, west of Firth Street, Skipton	C3 Residential													
Site Allocation <u>Approx.</u> Area: 4.323 <u>1.3</u> ha															
<u>Approx.</u> Number of Dwellings Generated: <u>121</u> 423 including approximately dwellings in total; 23 units from building conversion + <u>400</u> <u>98</u> units from new build [(0.094 ha x 250 dwellings per ha = 23 units) + (1.22 ha x 82 dwellings per ha = 100 units)].															

			<p><u>must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></p> <p>A Traffic Impact Assessment will be required</p>												
MM16	64	Policy SP5 Site SK061	<table><tr><th>Site Ref.</th><th>Location</th><th>Uses</th></tr><tr><td>SK061</td><td>East of canal, west of Sharpaw Avenue, Skipton</td><td>C3 Residential</td></tr><tr><td colspan="3">Site Allocation <u>Approx. Area: 3.663 3.7 ha [net developable area 2.781 2.8 ha;</u> <u>(including approximately 0.9ha of green infrastructure) area 0.882].</u></td></tr><tr><td colspan="3"><u>Approx. Number of Dwellings Generated: 89 dwellings [2.781 ha x 32 dwellings per ha].</u></td></tr></table> <p>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</p> <p>Development on this site should be set back from the Leeds & Liverpool Canal to mirror the residential development located immediately to the north of the site and to <u>create provide</u> an area of green infrastructure within the site; of <u>approximately 0.9ha. A PROW will be created along the proposed green infrastructure corridor to promote urban short walks for exercise and recreation and to provide pedestrian links from the site to the surrounding footpath network;</u></p> <p>A PROW will be created along the proposed green infrastructure corridor to promote urban short walks for exercise and recreation and to provide pedestrian links from the site to the surrounding footpath network;</p> <p>A Flood Risk Assessment is required, as a <u>A fluvial and/or surface water flood risk</u> hazard has been identified within the south and western part of the site area. <u>Proposals for development on this site</u> Development proposals must <u>therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals</u> will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not</p>	Site Ref.	Location	Uses	SK061	East of canal, west of Sharpaw Avenue, Skipton	C3 Residential	Site Allocation <u>Approx. Area: 3.663 3.7 ha [net developable area 2.781 2.8 ha;</u> <u>(including approximately 0.9ha of green infrastructure) area 0.882].</u>			<u>Approx. Number of Dwellings Generated: 89 dwellings [2.781 ha x 32 dwellings per ha].</u>		
Site Ref.	Location	Uses													
SK061	East of canal, west of Sharpaw Avenue, Skipton	C3 Residential													
Site Allocation <u>Approx. Area: 3.663 3.7 ha [net developable area 2.781 2.8 ha;</u> <u>(including approximately 0.9ha of green infrastructure) area 0.882].</u>															
<u>Approx. Number of Dwellings Generated: 89 dwellings [2.781 ha x 32 dwellings per ha].</u>															

		<p><u>where possible or feasible;</u></p> <p>Access to the site is to be gained from Cawder Lane. Access to <u>Cawder Lane from</u> Keighley Road from Cawder Lane is <u>currently taken</u> via the existing Horse Close Bridge, which is currently restricted in terms of <u>by its</u> width. Development proposals for the site will <u>must</u> therefore demonstrate how <u>vehicular</u> access to the site via Horse Close Bridge can be improved gained from a new crossing over the Leeds & Liverpool Canal (by either widening the existing bridge or the provision of a new bridge) to serve the new housing. A traffic impact assessment will be required;</p> <p><u>Development proposals will be required to contribute towards the provision of highway improvements , in accordance with Policy INF7, at the following locations:</u></p> <p><u>a) the A65/Gargrave Road/A629/A59 junction; and</u></p> <p><u>b) the A6131/A65 junction.</u></p>						
MM17	65	<div>Policy SP5 Site SK081, SK082 and SK108 (incorporating SK080a)</div> <table><tr><th>Site Ref.</th><th>Location</th><th>Uses</th></tr><tr><td>SK081, SK082 & SK108 (incorporating site SK080a)</td><td>Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton</td><td>C3 Residential D1 Education</td></tr></table> <p><u>Site Allocation Approx. Area: 15.918 16 ha [net developable area 10.119 10.6 ha; (including approximately 3.5ha of green infrastructure and 1.8 ha for the provision of a new school in Skipton) ; green infrastructure area 3.999 ha.)</u></p> <p><u>Approx. Number of Dwellings Generated: 339 324 dwellings [10.119 ha x 32 dwellings per ha].</u></p> <p><u>An area of land (1.8ha) in the north east corner of the site is allocated for the provision of a new primary school. safeguarded for a new primary school, unless this identified educational need is met elsewhere in the town. If this safeguarded area is no longer required for a primary school, as determined by the Local Education Authority and in accordance with Policy INF6, additional residential development will be acceptable in principle subject to meeting other local plan policies.</u></p>	Site Ref.	Location	Uses	SK081, SK082 & SK108 (incorporating site SK080a)	Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton	C3 Residential D1 Education
Site Ref.	Location	Uses						
SK081, SK082 & SK108 (incorporating site SK080a)	Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton	C3 Residential D1 Education						

		<p>The site <u>This</u> is a greenfield site in a prominent position on the edge of Skipton, in relatively close proximity to the Yorkshire Dales National Park boundary and a SINC. Development proposals for this site will incorporate a green infrastructure corridor <u>measuring approximately 3.5ha</u> along the entire north and western boundary of the site to provide landscape mitigation for the Yorkshire Dales National Park, and the SINC <u>and the adjoining Skipton Conservation Area</u> . <u>It will also</u> to provide a new PROW connections <u>through the site</u> with the existing residential area at Rockwood, Aireville Park and the Railway Station beyond <u>to deliver recreational walking opportunities aimed at relieving pressure on the North Pennines Special Protection Area (SPA) & Special Area of Conservation (SAC).</u></p> <p>The two existing tree copses in the south east of the site will be protected, as areas of green infrastructure. These areas will be retained and improved through suitable management in order to retain existing wooded areas within the site and along the Gargrave Road approach into Skipton.</p> <p>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</p> <p>A Flood Risk Assessment is required. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible</p> <p>Before any development takes place, a comprehensive Masterplan for the site including the incorporation of the development and design principles detailed above, shall be produced in collaboration consultation with relevant stakeholders and to the satisfaction of the local planning authority and other key stakeholders, to ensure that development of the site comes forward in a coordinated way. The Masterplan will define areas of green infrastructure based on the second development principle set out above; show land safeguarded for a new primary school, if required; demonstrate connectivity of the site with the surrounding area and PROW network and will demonstrate how all the development principles for this site are to be addressed Development proposals will be expected to accord with the principles of the Masterplan.</p> <p><u>Development proposals will be required to contribute towards the provision of highway improvements , in accordance with Policy INF7, at the following locations:</u></p> <p><u>a) the A65/Gargrave Road/A629/A59 junction; and</u></p> <p><u>b) the A6131/A65 junction.</u></p>
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MM18	66 and 67	Policy SP5 Site SK087	<table><tr><td>Site Ref.</td><td>Location</td><td>Uses</td></tr><tr><td>SK087</td><td>Land to the north of A6131 and south of A65, Skipton</td><td>C3 Residential</td></tr></table>			Site Ref.	Location	Uses	SK087	Land to the north of A6131 and south of A65, Skipton	C3 Residential
			Site Ref.	Location	Uses						
			SK087	Land to the north of A6131 and south of A65, Skipton	C3 Residential						
			<table><tr><td colspan="3">Site Allocation <u>Approx</u> Area: 1.104 ha 1.1ha</td></tr><tr><td colspan="3"><u>Approx</u> Number of Dwellings Generated: 35 dwellings [1.104 ha x 32 dwellings per ha].</td></tr></table>			Site Allocation <u>Approx</u> Area: 1.104 ha 1.1ha			<u>Approx</u> Number of Dwellings Generated: 35 dwellings [1.104 ha x 32 dwellings per ha].		
			Site Allocation <u>Approx</u> Area: 1.104 ha 1.1ha								
<u>Approx</u> Number of Dwellings Generated: 35 dwellings [1.104 ha x 32 dwellings per ha].											
<p>A Flood Risk Assessment is required, as a fluvial and/or A surface water flood risk hazard has been identified within the south part of the site area. Proposals for development on this site <u>Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></p> <p>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</p> <p>Development proposals for this site must accord with local plan policies ENV10, H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.</p>											
MM19	67 and 68	Policy SP5 Site SK088	<table><tr><td>Site Ref.</td><td>Location</td><td>Uses</td></tr><tr><td>SK088</td><td>Hawbank Fields north of Otley Road and south of A6131, Skipton</td><td>C3 Residential</td></tr></table>			Site Ref.	Location	Uses	SK088	Hawbank Fields north of Otley Road and south of A6131, Skipton	C3 Residential
			Site Ref.	Location	Uses						
			SK088	Hawbank Fields north of Otley Road and south of A6131, Skipton	C3 Residential						
			<table><tr><td colspan="3"><u>Approx</u> Site Allocation Area: 8.598 <u>8.6</u> ha [net developable area 4.484 <u>4.5</u> ha;</td></tr><tr><td colspan="3"><u>(including approximately 4.1 ha of green infrastructure)</u> 4.114 ha</td></tr></table>			<u>Approx</u> Site Allocation Area: 8.598 <u>8.6</u> ha [net developable area 4.484 <u>4.5</u> ha;			<u>(including approximately 4.1 ha of green infrastructure)</u> 4.114 ha		
<u>Approx</u> Site Allocation Area: 8.598 <u>8.6</u> ha [net developable area 4.484 <u>4.5</u> ha;											
<u>(including approximately 4.1 ha of green infrastructure)</u> 4.114 ha											

			<div><u>Approx</u> Number of Dwellings Generated: 143 dwellings [4.484 ha x 32 dwellings per ha].</div> <p>A Flood Risk Assessment is required, as a <u>A</u> fluvial and for surface water <u>flood risk</u> hazard has been identified within the <u>south part</u> of the site area. Proposals for development on this site <u>Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></p> <p>The site <u>This</u> is a greenfield site in a prominent position on the edge of Skipton, in relatively close proximity to the Yorkshire Dales National Park. Development proposals for this site will incorporate landscape mitigation(s) including approximately 4.1-44 ha of green infrastructure in the north, south and east of the site <u>to ensure that built development avoids areas of the site at risk of flooding; to provide landscape mitigation for the Yorkshire Dales National Park and to deliver recreational walking opportunities aimed at relieving pressure on the North Pennine Moors Special Protection Area (SPA) and Special Area of Conservation (SAC) .which shall include the protection of the existing area of woodland in the south west of the site.</u></p> <p>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</p>								
MM20	68 and 69	Policy SP5 Site SK089 and SK090	<table><tr><td>Site Ref.</td><td>Location</td><td>Uses</td></tr><tr><td>SK089 & SK090</td><td>Land to the north of Airedale Avenue & Elsey Croft and east of railway line, Skipton</td><td>C3 Residential <u>D1 Education</u></td></tr></table> <div><u>Approx</u> Site Allocation Area: 10.591 <u>10.6</u> ha [net developable area 6.807 <u>6.8</u> ha; (<u>including approximately 2 ha of green infrastructure and 1.8 ha for the provision of a new school in Skipton</u>); green infrastructure area 1.984 <u>2</u> ha).</div> <div><u>Approx</u> Number of Dwellings Generated: <u>211</u> 218 dwellings [<u>6.807</u> ha x 32 dwellings per ha].</div>	Site Ref.	Location	Uses	SK089 & SK090	Land to the north of Airedale Avenue & Elsey Croft and east of railway line, Skipton	C3 Residential <u>D1 Education</u>		
Site Ref.	Location	Uses									
SK089 & SK090	Land to the north of Airedale Avenue & Elsey Croft and east of railway line, Skipton	C3 Residential <u>D1 Education</u>									

			<p>A new primary school will be provided on 1.8ha of the total site area of sites SK089 & SK090 to meet the educational requirements for Skipton over the plan period, <u>unless this identified educational need is met elsewhere in the town. If a new primary school is no longer required on this site, as determined by the Local Education Authority and in accordance with Policy INF6, residential development will be acceptable in principle subject to meeting other local plan policies.</u></p> <p>A Flood Risk Assessment is required, as a <u>A</u> fluvial and for surface water <u>flood risk</u> hazard has been identified within the west and south part of the site area. Proposals for development on this site <u>Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals</u> will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</p> <p>The site <u>This</u> is a greenfield site in a prominent position on the edge of Skipton, in relatively close proximity to the Yorkshire Dales National Park. boundary. Development proposals for this site will incorporate landscape mitigation(s) including a <u>green infrastructure corridors. A green infrastructure corridor</u> along the northern <u>and western</u> boundary of the site along Otley Road will be provided to maintain the existing open, rural feel of this <u>the Otley Road</u> approach to Skipton up to the railway bridge. A green infrastructure corridor will also be provided to the south west of site SK090 incorporating <u>It will also incorporate</u> an existing footpath running within the site adjacent to the south west boundary, providing links to the east of Skipton and beyond. A third further green-infrastructure corridor will also be provided adjacent to the <u>southern</u> boundary to provide ing a buffer between existing residential development at Elsey Croft and new residential development on sites SK089 and SK090. This area will also maintain an open feel to the existing PROW running along the southern boundary of the site, <u>provide opportunities for safe walking routes to the new primary school and deliver recreational walking opportunities aimed at relieving pressure on the North Pennine Moors Special Protection Area (SPA) and Special Area of Conservation (SAC).</u></p> <p>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. <u>An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</u></p> <p>Access to the site SK090 is to be gained from Wensleydale Avenue, <u>Airedale Avenue</u> Otley Road and Elsey Croft.</p> <p><u>Development proposals will be required to contribute towards the provision of highway improvements , in accordance</u></p>
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			<u>with Policy INF7, at the following locations:</u> <u>a) the A65/Gargrave Road/A629/A59 junction; and</u> <u>b) The A6131/A65 junction.</u>								
MM21	69	Policy SP5 Site SK094	<table><tr><td>Site Ref.</td><td>Location</td><td>Uses</td></tr><tr><td>SK094</td><td>Land bounded by Carleton Road, railway line and A629, Skipton</td><td>C3 Residential</td></tr></table>			Site Ref.	Location	Uses	SK094	Land bounded by Carleton Road, railway line and A629, Skipton	C3 Residential
			Site Ref.	Location	Uses						
			SK094	Land bounded by Carleton Road, railway line and A629, Skipton	C3 Residential						
			<u>Approx Site Allocation Area: 10.487 10.5 ha [net developable area 3.082 3.1 ha;</u> <u>(including approximately 7.4 ha of green infrastructure) area 7.406 ha).</u>								
			<u>Approx Number of Dwellings Generated: 99 dwellings [3.082 ha x 32 dwellings per ha].</u>								
<p><u>A Flood Risk Assessment is required, as a A fluvial and /or surface water flood risk hazard has been identified within the south and east part of the site area. Proposals for development on this site Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></p> <p><u>The site This is a greenfield site in a prominent location on the edge of Skipton. Development proposals for this site will incorporate landscape mitigation(s) including an area of approximately 7.4 ha of green infrastructure in the east, west and south of the site, providing an opportunity for an area of open space/green infrastructure to be created, potentially incorporating a closed road cycle circuit track and to ensure that built development avoids areas of the site at risk from flooding. This part of the site lies within flood risk zone 2 & 3, which incorporates an existing PROW along the southern boundary of the site. Proposals Green infrastructure on the site will incorporate the route of this an existing PROW along the southern boundary of the site in order to maintain this existing link from the site to the wider area and deliver recreational walking opportunities aimed at relieving pressure on the North Pennine Moors Special Protection Area (SPA) and Special Area of Conservation (SAC).</u></p>											

			Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. <u>An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</u>		
MM22	70	Policy SP5 Site SK101	Site Ref.	Location	Uses
			SK101	East of Keighley Road and south of Cawder Lane, Skipton	C3 Residential
			<u>Approx Site Allocation Area: 3.999 4 ha [net developable area 3.422 3.4 ha; (including approximately 0.6 ha of green infrastructure area 0.569 ha).</u>		
			<u>Approx Number of Dwellings Generated: 109 dwellings [3.422 ha x 32 dwellings per ha].</u>		
			<p>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. <u>An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</u></p> <p>Development on this site will be set back from the Leeds & Liverpool Canal to <u>provide create</u> an area of green infrastructure <u>of approximately 0.6ha. within the site</u> <u>A PROW will be created along the proposed green infrastructure corridor which will to promote urban short walks for exercise and recreation and to provide pedestrian links from the site to the surrounding footpath network;</u></p> <p><u>A Flood Risk Assessment is required. as a</u> <u>A</u> fluvial and /or surface water <u>flood risk</u> hazard has been identified within the <u>south east</u> part of the site area. <u>Proposals for development on this site</u> <u>Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></p> <p>Access to the site is to be gained from Cawder Lane. Access to <u>Cawder Lane from</u> Keighley Road from Cawder Lane</p>		

		<p>is <u>currently taken</u> via the existing Horse Close Bridge, which is currently restricted in terms of <u>by its</u> width. Development proposals for the site will <u>must</u> therefore demonstrate how <u>vehicular</u> access to the site via Horse Close Bridge can be improved gained from a new crossing over the Leeds & Liverpool Canal (by either widening the existing bridge or the provision of a new bridge) to serve the new housing. A traffic impact assessment will be required;</p> <p><u>Development proposals will be required to contribute towards the provision of highway improvements , in accordance with Policy INF7, at the following locations:</u></p> <p><u>a) the A65/Gargrave Road/A629/A59 junction; and</u></p> <p><u>b) The A6131/A65 junction.</u></p>						
MM23	71	<div><div>Policy SP5 Site SK114 and SK124</div><table><tr><th>Site Ref.</th><th>Location</th><th>Uses</th></tr><tr><td>SK114 & SK124</td><td>Land to east of North Parade & Cawder Road garage site, Horse Close, Skipton</td><td>C3 Residential</td></tr></table><div><p><u>Approx Site Allocation Area: 4.571 4.6 ha [net developable area 3.489 3.5 ha; (including approximately 1.1 ha of green infrastructure area) 1.082 ha].</u></p><p><u>Approx Number of Dwellings Generated: 112 dwellings [3.489 ha x 32 dwellings per ha].</u></p></div><p>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</p><p>The site <u>This</u> is a greenfield site in a prominent location on the edge of Skipton. Development proposals for this site will incorporate <u>landscape mitigation(s) including three green infrastructure corridors, an area of approximately 1.1 ha of green infrastructure to recognise the</u> Two <u>existing wooded ghylls on the site in the north and central part of the site and their role in</u> are identified as areas of green infrastructure, providing links to the existing PROW network, to the north and to provide a landscape buffer <u>To the most north eastern part of the site which</u> is steeply sloping and</p></div>	Site Ref.	Location	Uses	SK114 & SK124	Land to east of North Parade & Cawder Road garage site, Horse Close, Skipton	C3 Residential
Site Ref.	Location	Uses						
SK114 & SK124	Land to east of North Parade & Cawder Road garage site, Horse Close, Skipton	C3 Residential						

		<p>characterised by open moorland. <u>The area of green infrastructure will also deliver recreational walking opportunities aimed at relieving pressure on the North Pennine Moors Special Protection Area (SPA) & Special Area of Conservation (SAC). This area is proposed as a green infrastructure corridor linking to the area of GI running east to west across the northern boundary of the site.</u></p> <p>A Flood Risk Assessment is required, as a fluvial and/or A surface water <u>flood risk</u> hazard has been identified within the <u>south east</u> part of the site area. Proposals for development on this site <u>Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></p> <p>Access to the site is to be gained from the Cawder Road, <u>such as the</u> garage site located in the south west of the site. Alternatively there is the potential to A possible additional access point is <u>access the site via the existing</u> reservoir track from Whinny Gill Road, which provides access to a residential scheme with consent to the north of the site. Access to <u>Cawder Road from</u> Keighley Road from Cawder Lane is <u>currently taken</u> via the existing Horse Close Bridge, which is currently restricted in terms of <u>by its</u> width. Development proposals for the site will <u>must</u> therefore demonstrate how <u>vehicular</u> access to the site via Horse Close Bridge can be improved gained from a new crossing over the Leeds & Liverpool Canal (by either widening the existing bridge or the provision of a new bridge) to serve the new housing. A traffic impact assessment will be required;</p> <p><u>Development proposals will be required to contribute towards the provision of highway improvements , in accordance with Policy INF7, at the following locations:</u></p> <p><u>a) the A65/Gargrave Road/A629/A59 junction; and</u></p> <p><u>b) The A6131/A65 junction.</u></p>
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MM24	72 and 73	Policy SP5 Site SK139			
			Site Ref.	Location	Uses
			SK139	East and west of Cavendish Street, Skipton	Retail (A1) and commercial led mixed use
			<u>Approx Site Allocation Area: 1.995-2ha</u>		
			Overall A retail-led commercially led <u>mixed use</u> regeneration opportunity, with a focus on commercial and retail uses		
			<p>A retail/commercial led <u>This site is a retail-led</u> mixed use regeneration opportunity area on land east and west of Cavendish Street, Skipton offering potential to enhance this part of the town <u>and meet the majority or all of the retail need for Skipton identified in Policy EC5.</u> The site <u>also</u> provides opportunities to address identified retail capacity <u>leisure requirements</u> in Skipton, provide improvements to environmental quality and enhance connections in the town. Proposals will <u>also</u> take account of the following development principles:</p> <p><u>The site will be redeveloped for retail and commercial uses that complement and underpin the role and function of this part of Skipton whilst supporting the town centre as a whole;</u></p> <p>Proposals will provide for retail-led floorspace that takes account of the convenience and comparison retail capacity as identified in the 2016 Retail and Leisure Study <u>will accord with the provisions of Policy EC5;</u></p> <p>A masterplan for the opportunity area, including the incorporation of the development and design principles above, will be produced in collaboration <u>consultation</u> with <u>key stakeholders</u> and to the satisfaction of the local planning authority. and key stakeholders Development proposals will be expected to accord with the principles of the Masterplan. Regeneration will should not occur on a piecemeal basis and a comprehensive approach is expected.</p>		

MM25	73 and 74	Policy SP5 Site SK140	<table><tr><th>Site Ref.</th><th>Location</th><th>Uses</th></tr><tr><td>SK140</td><td>Land at Skipton Station, Broughton Road, Carleton New Road, Sandylands Business Centre, Skipton</td><td>Commercially led including employment and an element of <u>retail and</u> community uses.</td></tr></table>	Site Ref.	Location	Uses	SK140	Land at Skipton Station, Broughton Road, Carleton New Road, Sandylands Business Centre, Skipton	Commercially led including employment and an element of <u>retail and</u> community uses.
			Site Ref.	Location	Uses				
			SK140	Land at Skipton Station, Broughton Road, Carleton New Road, Sandylands Business Centre, Skipton	Commercially led including employment and an element of <u>retail and</u> community uses.				
			<u>Approx Site Allocation Area:</u> 5.632 <u>5.6</u> ha						
Overall: A commercially led regeneration opportunity, with a focus on commercial and employment led mixed uses, and an element of community use.									
<p>The site will be developed for commercial and employment-led mix of uses <u>which may include an element of ancillary retail</u>, that complement and underpin the commercial, employment, transport, and community functions of this part of Skipton;</p> <p>A masterplan for the regeneration opportunity area, including the incorporation of the development and design principles above, will be produced in collaboration <u>consultation</u> with <u>key stakeholders</u> and to the satisfaction of the local planning authority. and key stakeholders Development proposals will be expected to then accord with the principles of the Masterplan. Regeneration should not occur on a piecemeal basis and a comprehensive approach to redevelopment is expected.</p>									
MM26	75	Policy SP5 Site SK049	<table><tr><th>Site Ref.</th><th>Location</th><th>Uses</th></tr><tr><td>SK049</td><td>Land east of Skipton bypass, Skipton</td><td>B1, B2, B8 Employment</td></tr></table>	Site Ref.	Location	Uses	SK049	Land east of Skipton bypass, Skipton	B1, B2, B8 Employment
			Site Ref.	Location	Uses				
			SK049	Land east of Skipton bypass, Skipton	B1, B2, B8 Employment				
			<u>Approx Site Allocation Area:</u> 6.02 <u>6</u> ha						
<p>Development of the site will be employment led (B1, B2, B8) to ensure the delivery of socio-economic objectives set</p>									

			<p>out in the Local Plan.</p> <p>High flood risk is likely to be reduced on completion of the Skipton Flood Alleviation Scheme. However, a Flood Risk Assessment is likely to be required in order to assess any residual fluvial or surface water hazard within the site. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible. <u>Development proposals must be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. The Flood Risk Assessment shall incorporate the findings of both the Environment Agency's Skipton Flood Alleviation Post-Scheme Modelling Report for Eller Beck and Waller Hill Beck and the District Council's Post Scheme Modelling Report for the Ings Beck and Gallow Syke Water Management Project and demonstrate that the proposed B1, B2 and B8 uses can be accommodated on land falling outside Flood Zone 3b. Should it become apparent that the Skipton Flood Alleviation Schemes have not taken the site out of Flood Zone 3b, the Council will work with relevant stakeholders to take appropriate action. This may include the preparation of a partial or full review of the Local Plan.</u></p> <p><u>Access to the site will be gained via the Wyvern Park development scheme which has consent for business/employment floorspace and residential dwellings to the south east of the site, and/or from Ings Lane.</u></p>									
MM27	76	Policy SP5 Site SK113	<table><tr><th>Site Ref.</th><th>Location</th><th>Uses</th></tr><tr><td>SK113</td><td>Land south of Skipton Auction Mart, Skipton</td><td><u>B1, B2, B8 Employment Mixed employment development including B1, B2, B8 and/or expansion of Craven Cattle Mart Ltd and Craven College.</u></td></tr><tr><td colspan="3"><u>Approx Site Allocation Area: 3.04 3ha</u></td></tr></table> <p>The site adjoins the Skipton Conservation Area and is in a prominent location on the Leeds & Liverpool Canal at an important gateway to the town. Therefore, the developer is required to carry out a detailed assessment of the likely impact of development on the character and appearance of area, including the conservation area and its setting, and to incorporate any necessary mitigation measures into the proposals. Special attention will be paid to the proposed</p>	Site Ref.	Location	Uses	SK113	Land south of Skipton Auction Mart, Skipton	<u>B1, B2, B8 Employment Mixed employment development including B1, B2, B8 and/or expansion of Craven Cattle Mart Ltd and Craven College.</u>	<u>Approx Site Allocation Area: 3.04 3ha</u>		
Site Ref.	Location	Uses										
SK113	Land south of Skipton Auction Mart, Skipton	<u>B1, B2, B8 Employment Mixed employment development including B1, B2, B8 and/or expansion of Craven Cattle Mart Ltd and Craven College.</u>										
<u>Approx Site Allocation Area: 3.04 3ha</u>												

			<p>siting, design, layout and landscaping of development to ensure that the character and appearance of the area is not adversely affected with and any buildings <u>should be</u> set back from the canal, by at least 15 metres.</p> <p><u>Development of this site will be a mix of employment and economic development including B1,B2 & B8 uses and potential for expansion of adjoining existing employment area to the north to accommodate the expansion of Craven Cattle Mart Ltd and Craven College.</u></p>											
MM28	77	Policy SP5 Site SK135	<table><tr><td>Site Ref.</td><td>Location</td><td>Uses</td></tr><tr><td>SK135</td><td>Skipton Rock Quarry, Skipton</td><td>B2, B8 Employment</td></tr><tr><td colspan="3"><u>Approx Site Allocation Area:</u> 1.064 1.1ha</td></tr></table> <p>A Flood Risk Assessment is required. as a fluvial and/or A surface water <u>flood risk</u> hazard has been identified within the <u>central</u> part of the site area. Proposals for development on this site <u>Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals</u> will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</p>			Site Ref.	Location	Uses	SK135	Skipton Rock Quarry, Skipton	B2, B8 Employment	<u>Approx Site Allocation Area:</u> 1.064 1.1ha		
Site Ref.	Location	Uses												
SK135	Skipton Rock Quarry, Skipton	B2, B8 Employment												
<u>Approx Site Allocation Area:</u> 1.064 1.1ha														
MM29	78 and 79	Policy SP6 Strategy for Settle – Tier 2	<div>DRAFT POLICY SP6: STRATEGY FOR SETTLE – TIER 2</div> <p>Settle is a secondary location for growth in the plan area, providing serviced employment land and housing growth to reflect the role of Settle as a rail connected key service centre for the mid sub area. Development will provide housing to meet local needs whilst employment development will ensure that a medium to long term supply of serviced employment land is delivered to provide opportunities for entrepreneurs and businesses to expand and locate in the mid sub area. Provision is made for the following sites and locations to meet these aims:</p>											

			Housing Sites:			
			Site Ref	Location	Net Dev <u>Approx.</u> Area (Ha)	<u>Approx.</u> Yield
			SG021, SG066, SG080	Land to the north-west and south-west of Penny Green, Settle	2.487 <u>3.7</u>	80
			SG025	Land to the south of Ingfield Lane, Settle	3.91 <u>11.4</u>	125
			SG027, SG068	Land to the south of Brockhole View and west of Brockhole Lane, Settle	1.775 <u>2.6</u>	57
			SG032	Car park, off Lower Greenfoot and Commercial Street, Settle	0.412 <u>0.4</u>	13
			SG035	F H Ellis Garage, Settle	0.162 <u>0.2</u>	32
			SG042	NYCC Depot, Kirkgate, Settle	0.245 <u>0.3</u>	8 <u>10</u>
			SG079	Land to the north of Town Head Way, Settle	0.802 <u>1.7</u>	26
			LA004	Land to north of Barrel Sykes, Settle	0.56 <u>0.6</u>	18
			Total		10.353 <u>20.9</u>	359 <u>361</u>

			<div>Employment/Mixed Use <u>Regeneration</u> Sites:</div> <table><tr><td>Site Ref</td><td>Location</td><td>Net Dev <u>Approx.</u> Area (Ha)</td><td><u>Approx.</u> Yield</td></tr><tr><td>SG060</td><td>Northern part of Sowarth Industrial Estate, Settle</td><td>1.654 <u>1.7</u></td><td><u>N/A</u></td></tr></table> <div>Employment-Led Mixed Use Sites:</div> <table><tr><td>SG064</td><td>Land south of Runley Bridge Farm and west of B6480</td><td>5.039 Minimum 2.6ha for B1,B2 and B8</td><td><u>19</u></td></tr><tr><td>Total</td><td></td><td>6.723</td><td></td></tr><tr><td colspan="4"></td></tr></table>				Site Ref	Location	Net Dev <u>Approx.</u> Area (Ha)	<u>Approx.</u> Yield	SG060	Northern part of Sowarth Industrial Estate, Settle	1.654 <u>1.7</u>	<u>N/A</u>	SG064	Land south of Runley Bridge Farm and west of B6480	5.039 Minimum 2.6ha for B1,B2 and B8	<u>19</u>	Total		6.723					
Site Ref	Location	Net Dev <u>Approx.</u> Area (Ha)	<u>Approx.</u> Yield																							
SG060	Northern part of Sowarth Industrial Estate, Settle	1.654 <u>1.7</u>	<u>N/A</u>																							
SG064	Land south of Runley Bridge Farm and west of B6480	5.039 Minimum 2.6ha for B1,B2 and B8	<u>19</u>																							
Total		6.723																								
MM30	79 and 80	Policy SP6 Site SG021, SG066 and SG080	<table><tr><td>Site Ref.</td><td>Location</td><td>Uses</td></tr><tr><td>SG021, SG066, SG080</td><td>Land to the north-west and south-west of Penny Green, Settle</td><td>C3 Residential</td></tr></table> <div>Site Allocation Area: 4.297 ha (net developable area 2.487 ha; green infrastructure area 1.581 ha; 0.229 for potential access road to B6480). <u>Approx. Area: 3.7 ha (including approx. 1.2 ha of additional green infrastructure)</u></div> <div>Number of Dwellings Generated: 80 dwellings (2.487 hectares x 32 dwellings per hectare).</div>				Site Ref.	Location	Uses	SG021, SG066, SG080	Land to the north-west and south-west of Penny Green, Settle	C3 Residential														
Site Ref.	Location	Uses																								
SG021, SG066, SG080	Land to the north-west and south-west of Penny Green, Settle	C3 Residential																								

		<div>Approx. Number of Dwellings: 80</div> <p>The site <u>This</u> is a greenfield site in a prominent location on the edge of Settle. Development proposals for this site will incorporate biodiversity and landscape mitigation(s) including a green infrastructure area corridor of approximately 1.2 ha along the south-eastern border of the net developable area of the site, to mitigate impact on the Settle-Carlisle Railway Conservation Area to the east, and wider views of the site from the National Park. <u>The area of green infrastructure will also deliver recreational walking opportunities aimed at relieving pressure on the Ingleborough Complex Special Area of Conservation (SAC).</u> Existing dry stone boundary walls to be retained on site.</p> <p>Siting and design of development on the site to conserve the significance of the Settle-Carlisle Railway Conservation Area. heritage assets near the site and their settings.</p> <p>A Flood Risk Assessment is required. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;</p> <p>Access to the site is to be gained from Penny Green and/or the B6480. Any new access road from the B6480 will not be included in the net developable area of the site and will be sensitively designed and extensively landscaped including tree planting to minimise and mitigate impact on the nearby conservation area and the B6480, as a main road approach into Settle.</p>												
MM31	80 and 81	<div>Policy SP6 Site SG025</div> <table><tr><th>Site Ref.</th><th>Location</th><th>Uses</th></tr><tr><td>SG025</td><td>Land to the south of Ingfield Lane, Settle</td><td>C3 Residential</td></tr><tr><td colspan="3"><div>Site Allocation Area: 11.43 ha [net developable area 3.91 ha; green infrastructure area 7.52 ha (including an approved surface water management scheme in the south-east section of the site)]. <u>Approx. Area: 11.4 ha (including approx. 7.5 ha of additional green infrastructure, which incorporates an approved surface water management scheme in the south-east section of the site).</u></div></td></tr><tr><td colspan="3"><div>Number of Dwellings Generated: 125 dwellings (3.91 ha x 32 dwellings per ha). <u>Approx.</u></div></td></tr></table>	Site Ref.	Location	Uses	SG025	Land to the south of Ingfield Lane, Settle	C3 Residential	<div>Site Allocation Area: 11.43 ha [net developable area 3.91 ha; green infrastructure area 7.52 ha (including an approved surface water management scheme in the south-east section of the site)]. <u>Approx. Area: 11.4 ha (including approx. 7.5 ha of additional green infrastructure, which incorporates an approved surface water management scheme in the south-east section of the site).</u></div>			<div>Number of Dwellings Generated: 125 dwellings (3.91 ha x 32 dwellings per ha). <u>Approx.</u></div>		
Site Ref.	Location	Uses												
SG025	Land to the south of Ingfield Lane, Settle	C3 Residential												
<div>Site Allocation Area: 11.43 ha [net developable area 3.91 ha; green infrastructure area 7.52 ha (including an approved surface water management scheme in the south-east section of the site)]. <u>Approx. Area: 11.4 ha (including approx. 7.5 ha of additional green infrastructure, which incorporates an approved surface water management scheme in the south-east section of the site).</u></div>														
<div>Number of Dwellings Generated: 125 dwellings (3.91 ha x 32 dwellings per ha). <u>Approx.</u></div>														

Number of Dwellings: 125

~~The site~~ This is a greenfield site in a prominent location on the edge of Settle. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area. Development proposals for this site will incorporate landscape and recreation mitigation(s) including green infrastructure areas corridors of approximately 7.5 ha through the centre of the site; the western edge of the site and connecting to the approved 'water meadows' surface water management scheme to the south and east of the site. Mitigation along the south-eastern boundary will include a softening of the built form with gaps and planting of tree blocks between clusters of dwellings which will be front facing towards the YDNP. Dwelling heights will be restricted to two storeys in height. Mitigation measures are to mitigate impact on the special qualities of the YDNP, the Settle-Carlisle Railway Conservation Area and the heritage assets of the Falcon Manor Hotel and Ingfield Lodge. The areas of green infrastructure will also deliver recreational walking opportunities aimed at relieving pressure on the Ingleborough Complex Special Area of Conservation (SAC) and Craven Limestone Complex Special Area of Conservation (SAC).

~~A Flood Risk Assessment is required, as a fluvial and/or A~~ surface water flood risk hazard has been identified ~~within to the southern and western parts of the site area.~~ Proposals for development on this site ~~Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;~~

~~Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance.~~ An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.

MM32	81 and 82	Policy SP6 Site SG027 and SG068	Site Ref.	Location	Uses
			SG027, SG068	Land to the south of Brockhole View and west of Brockhole Lane, Settle	C3 Residential
			Site Allocation Area: 2.631 ha (net developable area 1.775 ha; and green infrastructure area 0.856 ha). <u>Approx. Area: 2.6 ha (including approx. 0.8 ha of additional green infrastructure)</u>		
			<u>Number of Dwellings Generated: 57 dwellings (1.775 ha x 32 dwellings per ha). Approx. Number of Dwellings: 57</u>		
			<p>The site <u>This</u> is a greenfield site in a prominent location on the edge of Settle. Development proposals for this site will incorporate landscape and recreation mitigation(s) including fingers areas of green infrastructure <u>of approximately 0.8 ha</u> in the southern, <u>western and eastern</u> parts of the site and connecting to the approved 'water meadows' surface water management scheme to the west of the site. Green infrastructure will also be incorporated along the eastern boundary of the site to protect the rural nature of Brockhole Lane. <u>Mitigation-The provision of green infrastructure along the southern and eastern boundaries will protect the rural nature of Brockhole Lane and provide landscape mitigation for the Yorkshire Dales National Park</u> will result in a by softening of the built form; and will include including the planting of tree blocks of native species, and <u>providing gaps</u> between clusters of dwellings which will be front facing towards the YDNP. Dwelling heights will be restricted to two storeys in height. Existing dry stone boundary walls to be retained on site and new dry stone boundary walls to be created to enclose the southern and eastern boundaries of the site to respect the character of Brockhole Lane and surrounding fields. Mitigation measures are to mitigate impact on the special qualities of the YDNP. <u>The areas of green infrastructure will also deliver recreational walking opportunities aimed at relieving pressure on the Ingleborough Complex Special Area of Conservation (SAC) and Craven Limestone Complex Special Area of Conservation (SAC).</u></p> <p>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. <u>An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</u></p> <p>A Flood Risk Assessment is required. <u>A surface water flood risk hazard has been identified within the southern part of the site.</u> Proposals for development on this site <u>Development proposals must therefore be supported by a Flood</u></p>		

			<u>Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u>		
MM33	82	Policy SP6 Site SG032	Site Ref.	Location	Uses
			SG032	Car park, off Lower Greenfoot and Commercial Street, Settle	C3 Residential
			Site Allocation Area: 0.412 ha (net developable area 0.412 ha). <u>Approx. Area: 0.4 ha</u>		
			Number of Dwellings Generated: 13 dwellings (0.412 ha x 32 dwellings per ha). <u>Approx. Number of Dwellings: 13</u>		
			<u>A surface water flood risk hazard has been identified within the western part of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), where possible;</u>		
MM34	83	Policy SP6 Site SG035	Site Ref.	Location	Uses
			SG035	F H Ellis Garage, Settle	C3 Residential
			Site Allocation Area: 0.162 ha (net developable area 0.162 ha). <u>Approx. Area: 0.2 ha</u>		
			Number of Dwellings Generated: 32 dwellings (specialist accommodation for older people) (0.162 ha x 200 dwellings per ha). <u>Approx. Number of Dwellings: 32 (specialist accommodation for older people)</u>		
			Siting and design of development on the site to conserve the significance of heritage assets (listed buildings and		

			conservation areas) on and adjacent to the site and their settings <u>(the grade II listed buildings to the north west of the site: The Terrace, No. 3 Windyridge and The Croft; and Settle Conservation Area).</u>		
MM35	84	Policy SP6 Site SG079			
			Site Ref.	Location	Uses
			SG079	Land to the north of Town Head Way, Settle	C3 Residential
			Site Allocation Area: 1.745 ha (net developable area 0.802 ha; green infrastructure area 0.943 ha). <u>Approx. Area: 1.7 ha (including approx. 0.9 ha of additional green infrastructure).</u>		
			Number of Dwellings Generated: 26 dwellings (0.802 ha x 32 dwellings per ha). <u>Approx. Number of Dwellings: 26</u>		
<p>The site <u>This</u> is a greenfield site in a prominent location on the edge of Settle. Development proposals for this site will incorporate landscape <u>and recreation</u> mitigation(s) including a green infrastructure corridor <u>area of approximately 0.9 ha</u> along the eastern and northern boundaries of the site to <u>provide landscape mitigation for the Yorkshire Dales National Park</u> mitigate impact on the National Park and the adjacent grade II listed building, Barrel Sykes Farm. <u>The areas of green infrastructure will also deliver recreational walking opportunities aimed at relieving pressure on the Ingleborough Complex Special Area of Conservation (SAC) and Craven Limestone Complex Special Area of Conservation (SAC) by providing footpath links to the railway tunnel footpath to the north and the National Park highway/footpath and PROW to the east.</u> The layout of the site will be designed to leave gaps through the site from east to west to retain views from the National Park to the <u>Grade II listed</u> Barrel Sykes Farm and the undesignated heritage asset of Watershed Mill chimney beyond. The layout of the site will also ensure that views from Town Head Way north towards Barrel Sykes Farm and the Watershed Mill chimney are retained.</p> <p>The existing dry stone boundary walls will be retained. A new dry stone boundary wall will be</p>					

			<p>created east to west across the site to enclose the northern strip <u>area</u> of green infrastructure in order to maintain the setting of the adjacent heritage asset of the grade II listed Barrel Sykes Farm and to provide a clear definable edge to the development.</p> <p>A Flood Risk Assessment is required. <u>A surface water flood risk hazard has been identified within the northern part of the site. Proposals for development on this site</u> Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not <u>where possible or feasible;</u></p>														
MM36	85	Policy SP6 Site SG042	<table><tr><th>Site Ref.</th><th>Location</th><th>Uses</th></tr><tr><td>SG042</td><td>NYCC Depot, Kirkgate, Settle</td><td>C3 Residential</td></tr><tr><td colspan="3">Site Allocation Area: 0.245 ha (net developable area 0.245 ha). <u>Approx. Area: 0.3 ha</u></td></tr><tr><td colspan="3">Number of Dwellings Generated: 8 dwellings (0.245 ha x 32 dwellings per ha). <u>Approx. Number of Dwellings: 10</u></td></tr></table>	Site Ref.	Location	Uses	SG042	NYCC Depot, Kirkgate, Settle	C3 Residential	Site Allocation Area: 0.245 ha (net developable area 0.245 ha). <u>Approx. Area: 0.3 ha</u>			Number of Dwellings Generated: 8 dwellings (0.245 ha x 32 dwellings per ha). <u>Approx. Number of Dwellings: 10</u>			<p>Siting and design of development on the site to conserve the significance of heritage assets (listed buildings</p>	
Site Ref.	Location	Uses															
SG042	NYCC Depot, Kirkgate, Settle	C3 Residential															
Site Allocation Area: 0.245 ha (net developable area 0.245 ha). <u>Approx. Area: 0.3 ha</u>																	
Number of Dwellings Generated: 8 dwellings (0.245 ha x 32 dwellings per ha). <u>Approx. Number of Dwellings: 10</u>																	
			<p>and conservation areas) on and adjacent to the site and their settings (the grade II listed buildings to the south of the site: Victoria Hall, Kirkgate; Bond End, Kirkgate; the grade II* listed building to the south of the site: Friends Meeting House, Kirkgate; and Settle Conservation Area and the Settle Carlisle Railway Conservation Area).</p> <p>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. <u>An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</u></p> <p><u>A surface water flood risk hazard has been identified within the central part of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), where possible;</u></p>														

MM37	86	Policy SP6 Site LA004	Site Ref.	Location	Uses
			LA004	Land to the north of Barrel Sykes, Settle	C3 Residential
			Site Allocation Area: 0.557 ha (net developable area 0.557 ha). <u>Approx. Area: 0.6 ha</u>		
			Number of Dwellings Generated: 18 dwellings (0.557 ha x 32 dwellings per ha). <u>Approx. Number of Dwellings: 19</u>		
			<p>The site is a greenfield site in a prominent location on the edge of Settle. Development proposals for this site will incorporate biodiversity and landscape mitigation(s);</p> <p>A Flood Risk Assessment is required. <u>A surface water flood risk hazard has been identified within the southern part of the site. Proposals for development on this site Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></p>		
MM38	87 and 88	Policy SP6 Site SG060	Site Ref.	Location	Uses
			SG060	Northern part of Sowarth Industrial Estate, Settle	Commercially-led Commercial mixed use including employment, retail <u>and</u> leisure uses
			Site Allocation Area: 1.654 <u>Approx. Area: 1.7 ha</u>		
			<p>Opportunity for a limited amount of residential use, in keeping with the residential areas to the north of the site, and incorporating pedestrian links to the town centre where possible;</p> <p>A Masterplan for the regeneration opportunity area, including the incorporation of the development and design principles detailed above, shall be produced in <u>consultation</u> collaboration with <u>key stakeholders</u>, and to the</p>		

			satisfaction of the local planning authority. and other key stakeholders Development proposals will be expected to accord with the principles of the Masterplan. Regeneration should not occur on a piecemeal basis and a comprehensive approach to redevelopment is expected.		
MM39	88 and 89	Policy SP6 Site SG064	Site Ref.	Location	Uses
			SG064	Land south of Runley Bridge Farm and west of B6480	Employment led mixed use development
			Site Allocation Area: 5.039 hectares. <u>Approx. Area: 5 ha</u> (minimum 2.6 ha for B1,B2 and B8 and approx. 1.6 ha of additional green infrastructure)		
			<u>Approx. Number of Dwellings: 19</u>		
			<p>The site is allocated as employment led mixed use site with an element of residential. A minimum of 2.6 ha shall be for B1, B2 and B8 uses, <u>with approximately 1.6ha of green infrastructure. Low density residential development will be permitted on the northern part of the site to limit views from the Yorkshire Dales National Park.</u></p> <p>Siting and design of high quality development on the site to conserve the significance of heritage assets (listed buildings and scheduled ancient monuments) <u>on near the site (the grade II listed building to the north of the site: Anley House; and Settle-Carlisle Railway Conservation Area)</u> and their settings. A suitable density of development will be incorporated on more visually sensitive parts of the site.</p> <p>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. <u>An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</u></p> <p>As the site is in a prominent location, development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution. New proposals will include <u>green infrastructure areas of approximately 1.6 ha which will incorporate</u> a comprehensive landscaping scheme to filter views of the development from <u>the south</u>, east and west. Semi mature trees will be planted for immediate effect. <u>The residential element in the northern part of the site will be</u></p>		

			<p><u>a low density, landscape-led scheme, and dwelling heights will be restricted to two storeys to protect views from the Settle Carlisle Railway Conservation Area and the Yorkshire Dales National Park to the east. The areas of green infrastructure will also deliver recreational walking opportunities aimed at relieving pressure on the Ingleborough Complex Special Area of Conservation (SAC)</u></p> <p>A Flood Risk Assessment is required. <u>A fluvial and surface water flood risk hazard has been identified within the southern part of the site. Proposals for development on this site</u> <u>Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals</u> will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not <u>where possible or feasible;</u></p> <p><u>Development proposals must be accompanied by a phasing and delivery schedule to ensure that the proposed employment uses come forward prior to the commencement of any residential development.</u></p>								
MM40	90	Policy SP7 Strategy for Bentham –Tier 2	<div><div><p>DRAFT POLICY SP7: STRATEGY FOR BENTHAM –TIER 2</p><p>Bentham is a secondary location for growth in the plan area, reflecting its role as a key service centre in the north sub area and providing serviced employment land and housing growth to underpin growing prosperity in the town; capitalise on linkages with the rail connected university city of Lancaster, and the tourism potential of the Forest of Bowland AONB. Provision is made for the following development areas to meet housing needs and bolster prosperity and resilience in the town:</p></div><div><p>Housing Sites:</p><table><tr><th>Site Ref</th><th>Location</th><th>Net Dev <u>Approx.</u> Area (Ha)</th><th><u>Approx.</u> Yield</th></tr><tr><td></td><td></td><td></td><td></td></tr></table></div></div>	Site Ref	Location	Net Dev <u>Approx.</u> Area (Ha)	<u>Approx.</u> Yield				
Site Ref	Location	Net Dev <u>Approx.</u> Area (Ha)	<u>Approx.</u> Yield								

			HB011	Primary school, east of Robin Lane, west of Lowcroft, High Bentham	0.962 <u>1.0</u>	70 <u>72</u>
			HB023	North of Low Bentham Road, High Bentham	1.648 <u>1.7</u>	53
			HB024	North of Lakeber Drive, High Bentham	0.872 <u>0.9</u>	27 <u>29</u>
			HB025	East of Butts Lane, High Bentham	1.045 <u>1.0</u>	32
			HB026	North of Springfield Crescent and east of Butts Lane, High Bentham	2.577 <u>2.6</u>	82
			HB036	Land to the East of Robin Lane, High Bentham	0.502	46
			HB038	Land south of Low Bentham Road, High Bentham	C3 0.594 <u>0.6</u> D1 0.300 <u>0.3</u>	19
			HB044	Land to west of Goodenber Road, High Bentham	1.870 <u>1.9</u>	59 <u>61</u>
			HB052	Land to north west of Bank Head Farm and south of Ghyllhead Farm, High Bentham	3.688 <u>5.7</u>	118
			LB012	Wenning View, Low Bentham	0.566 <u>0.6</u>	18

			<table><tr><td></td><td>Road, Low Bentham</td><td></td><td></td></tr><tr><td colspan="2"><u>Approx.</u> Total</td><td>14.602 <u>14.2</u></td><td>494 <u>484</u></td></tr></table>		Road, Low Bentham			<u>Approx.</u> Total		14.602 <u>14.2</u>	494 <u>484</u>				
	Road, Low Bentham														
<u>Approx.</u> Total		14.602 <u>14.2</u>	494 <u>484</u>												
MM41	91	Policy SP7 Site HB011	<table><tr><td>Site Ref.</td><td>Location</td><td>Uses</td></tr><tr><td>HB011</td><td>Primary school, east of Robin Lane, west of Lowcroft, High Bentham</td><td>C3 Residential</td></tr><tr><td colspan="3">Site Allocation Area: 0.962 ha (net developable area 0.962 ha). <u>Approx. Area: 1.0 ha</u></td></tr><tr><td colspan="3">Number of Dwellings Generated: 70 extra care dwellings <u>Approx. Number of Dwellings: 72 extra care</u></td></tr></table> <p>The site will provide approximately 70 <u>72</u> units of extra care or other specialist housing for older people or people with disabilities to meet identified local needs;</p> <p>Development will conserve heritage assets, including those revealed <u>have regard to the character and appearance of the area and the characteristics identified</u> in the Assessment of High Bentham for Conservation Area designation (August 2016);</p> <p>The design of proposals will shall take account of impacts on <u>conserve the landscape and scenic beauty of</u> the Forest of Bowland AONB;</p> <p>Access to the site may <u>will</u> be gained from Robin Lane and/or Low Croft;</p> <p>Development proposals for this site must accord with local plan policies H2 and INF63 (which set out requirements for contributions towards affordable housing and sport, open space and recreation facilities) and all other relevant</p>	Site Ref.	Location	Uses	HB011	Primary school, east of Robin Lane, west of Lowcroft, High Bentham	C3 Residential	Site Allocation Area: 0.962 ha (net developable area 0.962 ha). <u>Approx. Area: 1.0 ha</u>			Number of Dwellings Generated: 70 extra care dwellings <u>Approx. Number of Dwellings: 72 extra care</u>		
Site Ref.	Location	Uses													
HB011	Primary school, east of Robin Lane, west of Lowcroft, High Bentham	C3 Residential													
Site Allocation Area: 0.962 ha (net developable area 0.962 ha). <u>Approx. Area: 1.0 ha</u>															
Number of Dwellings Generated: 70 extra care dwellings <u>Approx. Number of Dwellings: 72 extra care</u>															

			local plan policies.		
MM42	91	Policy SP7 Site HB023	Site Ref.	Location	Uses
			HB023	North of Low Bentham Road, High Bentham	C3 Residential
			Site Allocation Area: 1.648 ha (net developable area 1.648 ha). <u>Approx. Area: 1.7 ha</u>		
			Number of Dwellings Generated: 53 dwellings (1.648 ha x 32 dwellings per ha) <u>Approx. Number of Dwellings: 54</u>		
			<p>A Flood Risk Assessment is required as a- <u>A surface water flood risk hazard has been identified within the southwest corner part of the site. Surface water flood risk will be addressed- Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the development site. and the development-Proposals will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></p> <p>The design of proposals will shall take account of impacts on <u>conserve the landscape and scenic beauty of the Forest of Bowland AONB;</u></p>		

MM43	92	Policy SP7 Site HB024				<u>Access to the site will be provided via the adjoining allocated site HB052 unless access can be provided from Lakeber Drive. In either circumstance,</u>
			Site Ref.	Location	Uses	
			HB024	North of Lakeber Drive, High Bentham	C3 Residential	
			Site Allocation Area: 0.872 ha (net developable area 0.872 ha). <u>Approx. Area: 0.9 ha</u>			
			Number of Dwellings Generated: 27 dwellings (0.872 ha x 32 dwellings per ha). <u>Approx. Number of Dwellings: 29</u>			
development of the site will provide a means for emergency vehicles to access <u>between Lakeber Drive and the adjoining allocated site HB052. , from Lakeber Drive</u>						
The design of proposals will shall take account of impacts on <u>conserve the landscape and scenic beauty of</u> the Forest of Bowland AONB;						

MM44	93	Policy SP7 Site HB025				<u>A Flood Risk Assessment is required as a. A surface water flood risk hazard has been identified along the eastern site boundary part of the site. Development proposals must</u>
			Site Ref.	Location	Uses	
			HB025	East of Butts Lane, High Bentham, High Bentham	C3 Residential	
			Site Allocation Area: 1.015ha (net developable area 1.015 ha). <u>Approx. Area: 1.0 ha</u>			
			Number of Dwellings Generated: 32 dwellings (1.015 ha x 32 dwellings per ha). <u>Approx. Number of Dwellings: 32</u>			
<u>therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site.</u> Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where <u>possible or feasible;</u>						

			The design of proposals will <u>shall</u> take account of impacts on <u>conserve the landscape and scenic beauty of</u> the Forest of Bowland AONB;												
MM45	93	Policy SP7 Site HB026	<table><tr><th>Site Ref.</th><th>Location</th><th>Uses</th></tr><tr><td>HB026</td><td>North of Springfield Crescent and east of Butts Lane, High Bentham</td><td>C3 Residential</td></tr><tr><td colspan="3">Site Allocation Area: 2.577 ha (net developable area 2.577 ha). <u>Approx. Area: 2.6 ha</u></td></tr><tr><td colspan="3">Number of Dwellings Generated: 82 dwellings (2.577 ha x 32 dwellings per ha). <u>Approx. Number of Dwellings: 82</u></td></tr></table> <p>A Flood Risk Assessment is required as a. A surface water <u>flood risk</u> hazard adjoins <u>the northwest corner</u> part of the site. <u>Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site.</u> Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not <u>where possible or feasible</u>;</p> <p>The design of proposals will <u>shall</u> take account of impacts on <u>conserve the landscape and scenic beauty of</u> the Forest of Bowland AONB;</p>	Site Ref.	Location	Uses	HB026	North of Springfield Crescent and east of Butts Lane, High Bentham	C3 Residential	Site Allocation Area: 2.577 ha (net developable area 2.577 ha). <u>Approx. Area: 2.6 ha</u>			Number of Dwellings Generated: 82 dwellings (2.577 ha x 32 dwellings per ha). <u>Approx. Number of Dwellings: 82</u>		
Site Ref.	Location	Uses													
HB026	North of Springfield Crescent and east of Butts Lane, High Bentham	C3 Residential													
Site Allocation Area: 2.577 ha (net developable area 2.577 ha). <u>Approx. Area: 2.6 ha</u>															
Number of Dwellings Generated: 82 dwellings (2.577 ha x 32 dwellings per ha). <u>Approx. Number of Dwellings: 82</u>															

MM46	94	Policy SP7 Site HB036	Site Ref.	Location	Uses
			HB036	Land to the East of Robin Lane, High Bentham	C3 Residential
			Site Allocation Area: 0.502 ha (net developable area 0.502 ha).		
			Number of Dwellings Generated: 16 dwellings (0.502 ha x 32 dwellings per ha).		
			<p>Development Principles:</p> <p>A Flood Risk Assessment is required as there is some risk of groundwater emergence within the site. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;</p> <p>The site's prominent location at the town's northern entrance will be addressed in the design, layout and landscaping of the development to ensure that the character and appearance of the local area is not adversely affected and will include measures to minimise impacts on air quality, noise and light pollution;</p> <p>The design of proposals will take account of impacts on the Forest of Bowland AONB;</p> <p>Access to the site will be gained from Robin Lane, at the south end of the site;</p> <p>Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.</p>		

MM47	94	Policy SP7 Site HB038				The eastern part of the site (0.3 ha of land) is allocated <u>safeguarded</u> for the provision of an extension to Bentham Primary School. <u>In the event that the eastern part of the site (0.3 ha of land) is not required for</u>
			Site Ref.	Location	Uses	
			HB038	Land south of Low Bentham Road, High Bentham	C3 Residential D1 Education	
			Site Allocation Area: 0.891 ha (net developable area 0.891 ha including 0.591 ha for the provision of new housing and 0.3 ha for the provision of an extension to Bentham Primary School). <u>Approx. Area: 0.9 ha</u>			
			Number of Dwellings Generated: 19 dwellings (0.591 ha x 32 dwellings per ha). <u>Approx. Number of Dwellings: 19</u>			
<u>such provision, additional residential development will be acceptable in principle;</u>						
The design of proposals will shall take account of impacts on <u>conserve the landscape and scenic beauty of</u> the Forest of Bowland AONB;						

MM48	95	Policy SP7 Site HB044			
			Site Ref.	Location	Uses
			HB044	Land to west of Goodenber Road, High Bentham	C3 Residential
			Site Allocation Area: 1.870 ha (net developable area 1.870 ha). <u>Approx. Area: 1.9 ha</u>		
			Number of Dwellings Generated: 59 dwellings (1.870 ha x 32 dwellings per ha). <u>Approx. Number of Dwellings: 61</u>		
			<p>Development will provide a means of access between the site and the adjoining allocated site, HB052; Access to the site will be provided via the adjoining allocated site HB052 unless access can be provided from Barghs Meadow;</p> <p>The adjacent public right of way, <u>which runs along the southwest boundary of the site</u>, will be protected;</p> <p>The design of proposals will <u>shall</u> take account of impacts on <u>conserve the landscape and scenic beauty of</u> the Forest of Bowland AONB;</p> <p>A Flood Risk Assessment is required. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;</p>		

MM49	95 and 96	Policy SP7 Site HB052				Development will provide a means of access between the site and each of the adjoining allocated sites, HB024 and HB044; Development will provide access to the adjoining allocated sites HB024 and HB044, unless access can be taken from Lakeber Drive and Barghs Meadow respectively; Development of the site will contribute to the improvement and growth of green infrastructure and to achieving net gains in biodiversity. Existing public rights of way that cross the site will form a framework for the design of substantial areas of additional on-site public green space, totalling approximately 2 ha, will be provided in order to mitigate landscape impact, enhance local green infrastructure, achieve a net gain in biodiversity, provide a connection to the open countryside, and secure well-being benefits. The areas of green infrastructure will also deliver recreational walking opportunities aimed at relieving pressure on the Ingleborough Complex Special Area of Conservation (SAC) and Bowland Fells Special Protection Area (SPA). Such green space will be designed to take account of existing public rights of way that cross the site and to maintain a natural or semi-natural setting to those public rights of way. Development of this site and adjoining allocated sites HB024 and HB044 will take the opportunity to secure additional benefits by creating green infrastructure linkages across all three sites; A Flood Risk Assessment is required as a. A surface water flood risk hazard has been identified in the western part of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible; The design of proposals will shall take account of impacts on conserve the landscape and scenic beauty of the Forest of Bowland AONB;
			Site Ref.	Location	Uses	
			HB052	Land to north west of Bank Head Farm and south of Ghyllhead Farm, High Bentham	C3 Residential	
			Site Allocation Area: 5.742 ha (including a net developable area of 3.688 ha and 2.054 ha of additional green infrastructure). Approx. Area: 5.7 ha (including approx. 2 ha of additional green infrastructure)			
			Number of Dwellings Generated: 118 dwellings (3.688 ha x 32 dwellings per ha). Approx. Number of Dwellings: 118			

			Access to the site will be gained from Robin Lane <u>and an emergency access will be provided from Lakeber Drive via the adjoining allocated site HB024;</u>												
MM50	96	Policy SP7 Site LB012	<table><tr><th>Site Ref.</th><th>Location</th><th>Uses</th></tr><tr><td>LB012</td><td>Wenning View, Low Bentham Road, Low Bentham</td><td>C3 Residential</td></tr><tr><td colspan="3">Site Allocation Area: 0.566 (net developable area 0.566 ha). <u>Approx. Area: 0.6 ha</u></td></tr><tr><td colspan="3">Number of Dwellings Generated: 18 dwellings (0.566 ha x 32 dwellings per ha). <u>Approx. Number of Dwellings: 18</u></td></tr></table> <p>The developer is required to arrange an investigation and assessment of the site's archaeological interest, which may necessitate the carrying out of ground works before and/or during development. The findings of the investigation and assessment will be taken into account in the proposals and any necessary mitigation measures will be incorporated into the development, in the interests of archaeological conservation. An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.</p> <p>The design of proposals will <u>shall</u> take account of impacts on <u>conserve the landscape and scenic beauty of</u> the Forest of Bowland AONB;</p>	Site Ref.	Location	Uses	LB012	Wenning View, Low Bentham Road, Low Bentham	C3 Residential	Site Allocation Area: 0.566 (net developable area 0.566 ha). <u>Approx. Area: 0.6 ha</u>			Number of Dwellings Generated: 18 dwellings (0.566 ha x 32 dwellings per ha). <u>Approx. Number of Dwellings: 18</u>		
Site Ref.	Location	Uses													
LB012	Wenning View, Low Bentham Road, Low Bentham	C3 Residential													
Site Allocation Area: 0.566 (net developable area 0.566 ha). <u>Approx. Area: 0.6 ha</u>															
Number of Dwellings Generated: 18 dwellings (0.566 ha x 32 dwellings per ha). <u>Approx. Number of Dwellings: 18</u>															

MM51	97	Policy SP8 Strategy for Glusburn and Crosshills – Tier 3	<p>DRAFT POLICY SP8: STRATEGY FOR GLUSBURN/CROSSHILLS – TIER 3</p> <p>Located between Skipton and Steeton/Silsden in Bradford district, Glusburn/Crosshills is a substantial centre of population in Craven and is a service centre. There are however physical constraints to growth that influence future growth and direction. A proportionate level of growth is directed towards to Glusburn/Crosshills which takes account of this role, recognises associated infrastructure constraints and accounts for development opportunities. Provision is made for the following sites to secure growth that underpins the role and function of Glusburn/Crosshills:</p>		
			Housing Sites:		
			Site Ref	Location	<div> <div>Net-Dev</div> <div>Approx. Area</div> <div>(Ha)</div> </div> <div>Approx. Yield</div>
			SC085	Land at Malsis, Glusburn	<div> <div>12.66</div> <div>12.7</div> </div> <div>Minimum 33 67</div>
			SC037(a)	Land at Ashfield Farm, Skipton Road, Crosshills	<div> <div>0.79</div> <div>0.8</div> </div> <div>25</div>
			Approx. Total		<div> <div>13.45</div> <div>13.5</div> </div> <div>84 92</div>

MM52	98	Policy SP8 SC085	Site Ref.	Location	Uses
			SC085	Land at Malsis, Glusburn	Heritage-led conversion and new build development to include an element of C2 institutional and C3 residential.
			Site Allocation Area: 12.66 ha (net developable area 12.66 ha). <u>Approx. Area: 12.7 ha (including approximately 8.6ha of additional green infrastructure area)</u>		
			Number of Dwellings Generated: Minimum 33 <u>Approx. Number of Dwellings: 67</u>		
			<p>A Heritage Impact Assessment will be carried out and the proposed development will be to the satisfaction of Historic England;</p> <p>An Ecological Impact Assessment will be carried out and the proposed development will be to the satisfaction of Natural England. Any necessary biodiversity mitigation is to be designed into the scheme;</p> <p>The site is within the 2.5km buffer zone of the South Pennine Moors SPA/SAC. To relieve <u>recreational</u> pressure on the SPA/SAC and to protect the parkland setting of the Grade II Listed Building, the site will include extensive areas of green infrastructure <u>of approximately 8.6 ha</u>. A PROW will be created through the site to link to existing PROWs on Malsis Lane to the south and High Corn Mill to the north-east;</p> <p>A Flood Risk Assessment is required, as a <u>A</u> fluvial and/or surface water <u>flood risk</u> hazard has been identified within the <u>northern</u> part of the site. <u>area. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site.</u> Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not <u>where</u> possible or feasible;</p>		

MM53	99	Policy SP8 Site SC037(a)	Site Ref.	Location	Uses
			SC037(a)	Land at Ashfield Farm, Skipton Road, Crosshills	C3 Residential
			Net Developable Area: 0.79 ha <u>Approx. Area: 0.8 ha</u>		
			Number of Dwellings Generated: 25 dwellings [0.79 ha x 32 dwellings per ha] <u>Approx. Number of Dwellings: 25</u>		
MM54	100	Policy SP9 Strategy for Ingleton – Tier 3	DRAFT POLICY SP9: STRATEGY FOR INGLETON –TIER 3		
			Located to the north of Low and High Bentham and adjacent to the A65, Ingleton is a tourist and employment centre, with a village centre that is struggling for vitality. A proportionate level of growth is directed towards Ingleton to bolster its' role and function as a local service centre, and provision is made for the following sites to achieve this:		
			Housing Sites:		
			Site Ref	Location	Net Dev <u>Approx.</u> Area (Ha)
					<u>Approx.</u> Yield
			IN006	CDC car park, Backgate, Ingleton	0.179 <u>0.2</u> 6
			IN010	Caravan Park, north of River Greta, Ingleton	0.35 <u>0.4</u> 44 <u>13</u>

			IN028	Between Ingleborough Park Drive and Low Demense, Ingleton	0.872 <u>0.9</u>	29
			IN029	East of New Village and south of Low Demense, Ingleton	1.115 <u>1.2</u>	36
			IN049	Former playing fields, Ingleton Middle School, Ingleton	0.653 <u>0.7</u>	21
			<u>Approx.</u> Total		3.169 <u>3.4</u>	403 <u>105</u>
			Employment Sites:			
			Site Ref	Location	Net Dev Area (Ha)	Uses
			IN022 and IN035	Land adjacent to southern edge of industrial estate, off New Road and west of Tatterthorn Lane (<u>Extensions to existing employment area</u>)	2.94	B1, B2 and B8
			Total		2.94	
MM55	101	Policy SP9 Site IN006	Site Ref.	Location	Uses	
			IN006	CDC carpark, Backgate, Ingleton	C3 Residential	

			<table><tr><td colspan="3">Site Allocation Area: 0.179 ha (net developable area 0.179 ha). <u>Approx. Area: 0.2 ha</u></td></tr><tr><td colspan="3">Number of Dwellings Generated: 6 dwellings <u>Approx. Number of Dwellings: 6</u></td></tr></table> <p>Siting and design of development on the site to conserve the significance of heritage assets (conservation area and listed buildings) on <u>and adjacent to</u> the site and their settings <u>(the grade II listed building to the west of the site: Panwell Cottage, Backgate, and Ingleton Conservation Area):</u></p> <p>A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within art of the site. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;</p>			Site Allocation Area: 0.179 ha (net developable area 0.179 ha). <u>Approx. Area: 0.2 ha</u>			Number of Dwellings Generated: 6 dwellings <u>Approx. Number of Dwellings: 6</u>											
Site Allocation Area: 0.179 ha (net developable area 0.179 ha). <u>Approx. Area: 0.2 ha</u>																				
Number of Dwellings Generated: 6 dwellings <u>Approx. Number of Dwellings: 6</u>																				
MM56	101	Policy SP9 Site IN010	<table><tr><td>Site Ref.</td><td>Location</td><td>Uses</td></tr><tr><td>IN010</td><td>Caravan Park, north of River Greta, Ingleton</td><td>C3 Residential</td></tr><tr><td colspan="3">Site Allocation Area: 0.35 ha (net developable area 0.35 ha). <u>Approx. Area: 0.4 ha</u></td></tr><tr><td colspan="3">Number of Dwellings Generated: 11 dwellings <u>Approx. Number of Dwellings: 13</u></td></tr><tr><td colspan="3"></td></tr></table> <p>Siting and design of development on the site to conserve the significance of heritage assets (conservation area and listed buildings) on <u>and adjacent to</u> the site and their settings <u>(the grade II listed bridges to the south and north of the site: Ingleton Viaduct and Bridge to the north east of Broadwood Cottage, Bridge End respectively; and Ingleton Conservation Area):</u></p> <p>Opportunity to incorporate social infrastructure related to community parks and other green infrastructure;</p> <p>A Flood Risk Assessment is required, as a A fluvial and/or surface water flood risk hazard has been identified within the western part of the site. area. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals for development</p>			Site Ref.	Location	Uses	IN010	Caravan Park, north of River Greta, Ingleton	C3 Residential	Site Allocation Area: 0.35 ha (net developable area 0.35 ha). <u>Approx. Area: 0.4 ha</u>			Number of Dwellings Generated: 11 dwellings <u>Approx. Number of Dwellings: 13</u>					
Site Ref.	Location	Uses																		
IN010	Caravan Park, north of River Greta, Ingleton	C3 Residential																		
Site Allocation Area: 0.35 ha (net developable area 0.35 ha). <u>Approx. Area: 0.4 ha</u>																				
Number of Dwellings Generated: 11 dwellings <u>Approx. Number of Dwellings: 13</u>																				

			on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not <u>where</u> possible or feasible;		
MM57	102	Policy SP9 Site IN028	Site Ref.	Location	Uses
			IN028	Between Ingleborough Park Drive and Low Demense, Ingleton	C3 Residential
			Site Allocation Area: 0.9 ha (net developable area 0.9 ha). <u>Approx. Area: 0.9 ha</u>		
			Number of Dwellings Generated: 29 dwellings <u>Approx. Number of Dwellings: 29</u>		
			<p>Siting and design of development on the site to conserve the significance of heritage assets (listed buildings and conservation area) near <u>and adjacent to</u> the site and their settings (<u>the grade II listed buildings to the north-west and west of the site: Police Station, High Street and Panwell Cottage, Back Gate respectively; and Ingleton Conservation Area</u>);</p> <p>Opportunity to incorporate social infrastructure related to community parks and other green infrastructure;</p> <p>A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not possible or feasible;</p>		
MM58	103	Policy SP9 Site IN029	Site Ref.	Location	Uses
			IN029	East of New Village and south of Low Demense, Ingleton	C3 Residential
			Site Allocation Area: 1.196 ha (net developable area 1.115 ha). <u>Approx. Area: 1.2 ha</u>		

		<div><div>Number of Dwellings Generated: 36 dwellings (1.115 ha x 32 dwellings per ha) <u>Approx. Number of Dwellings: 36</u></div><div><div><div><div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><d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			<p>Siting and design of development on the site to conserve the significance of heritage assets (listed buildings and conservation area) near the site and their settings (<u>the grade II listed building to the west of the site: The Laurels, Laundry Lane</u>);</p> <p>Opportunity to incorporate social infrastructure related to community parks and other green infrastructure;</p> <p>A Flood Risk Assessment is required, as a <u>A surface water hazard has been identified within to the southern and western parts of the site area. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></p>								
MM60	104	Policy SP9 Site IN022 and IN035	<table><tr><th>Site Ref.</th><th>Location</th><th>Uses</th></tr><tr><td>IN022 and IN035</td><td>Land adjacent to southern edge of industrial estate, off New Road and west of Tatterthorn Lane. <u>(Extensions to existing employment area)</u></td><td>B1,B2 & B8</td></tr></table> <p>Site Allocation Area: 2.94 ha <u>Approx. Area: 2.9 ha</u></p> <p>A Flood Risk Assessment is required, as a <u>A surface water hazard has been identified within the eastern and western parts of the site IN035 area, and a small area adjacent to the western boundary of site IN022. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></p> <p>Air quality, noise pollution and/or light pollution measures to be addressed as far as possible in the design and layout of the scheme <u>Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light</u></p>			Site Ref.	Location	Uses	IN022 and IN035	Land adjacent to southern edge of industrial estate, off New Road and west of Tatterthorn Lane. <u>(Extensions to existing employment area)</u>	B1,B2 & B8
Site Ref.	Location	Uses									
IN022 and IN035	Land adjacent to southern edge of industrial estate, off New Road and west of Tatterthorn Lane. <u>(Extensions to existing employment area)</u>	B1,B2 & B8									

			<p><u>pollution. This is particularly important in terms of mitigating impact on public viewpoints from Tatterthorn Lane;</u></p> <p>Access to the site is to be gained from Enter Lane <u>Tatterthorn Lane</u> and from the A65 via Warth Lane <u>the existing industrial estate road.</u></p>	
MM61	105	Policy SP10 Strategy for Gargrave Tier 3	<p>DRAFT POLICY SP10: STRATEGY FOR GARGRAVE –TIER 3</p> <p>Located astride the A65 and benefitting from rail connections with Skipton, Settle, Lancaster and beyond, Gargrave provides employment opportunities and has an active community set within a high quality built environment. A neighbourhood plan is in preparation. A proportionate level of growth is directed towards Gargrave to underpin and bolster its’ role and function as a local service centre as follows:</p>	
			Housing Sites:	
			Site Ref	Location <div> <div>Net Dev</div> <div>Approx.</div> <div>Area (Ha)</div> </div> <div>Approx. Yield</div>
			GA004	Neville House, Neville Crescent, Gargrave <div> <div>0.423</div> <div>0.4</div> </div> <div>14</div>
			GA009	Land off Eshton Road, north of Canal, Gargrave <div> <div>2.542</div> <div>3.8</div> </div> <div>60</div>

			<table><tr><td>GA031</td><td>Land to the west of Walton Close, Gargrave</td><td>4.38 <u>1.4</u></td><td>44</td></tr><tr><td colspan="2"><u>Approx.</u> Total</td><td>4.345 <u>5.6</u></td><td>118</td></tr></table>			GA031	Land to the west of Walton Close, Gargrave	4.38 <u>1.4</u>	44	<u>Approx.</u> Total		4.345 <u>5.6</u>	118					
			GA031	Land to the west of Walton Close, Gargrave	4.38 <u>1.4</u>	44												
			<u>Approx.</u> Total		4.345 <u>5.6</u>	118												
MM62	105	Policy SP10 Site GA004	<table><tr><td>Site Ref.</td><td>Location</td><td>Uses</td></tr><tr><td>GA004</td><td>Neville House, Neville Crescent, Gargrave</td><td>C3 Residential</td></tr><tr><td colspan="3">Site Allocation Area: 0.423 ha <u>Approx. Area: 0.4 ha</u></td></tr><tr><td colspan="3">Number of Dwellings Generated: 14 dwellings <u>Approx. Number of Dwellings: 14</u></td></tr></table>				Site Ref.	Location	Uses	GA004	Neville House, Neville Crescent, Gargrave	C3 Residential	Site Allocation Area: 0.423 ha <u>Approx. Area: 0.4 ha</u>			Number of Dwellings Generated: 14 dwellings <u>Approx. Number of Dwellings: 14</u>		
Site Ref.	Location	Uses																
GA004	Neville House, Neville Crescent, Gargrave	C3 Residential																
Site Allocation Area: 0.423 ha <u>Approx. Area: 0.4 ha</u>																		
Number of Dwellings Generated: 14 dwellings <u>Approx. Number of Dwellings: 14</u>																		
MM63	106	Policy SP10 Site GA009	<table><tr><td>Site Ref.</td><td>Location</td><td>Uses</td></tr></table>				Site Ref.	Location	Uses									
Site Ref.	Location	Uses																

			<table><tr><td>GA009</td><td>Land off Eshton Road, north of Canal, Gargrave</td><td>C3 Residential</td></tr><tr><td colspan="3">Site Allocation Area: 3.759 ha (net developable area 2.542 ha). <u>Approx. Area: 3.8 ha (including approx. 1.2 ha of additional green infrastructure)</u></td></tr><tr><td colspan="3">Number of Dwellings Generated: 60 extra care dwellings <u>Approx. Number of Dwellings: 60 extra care</u></td></tr></table> <p>Siting and design of development on the site to conserve the significance of heritage assets (conservation area) on the site and their settings <u>(the grade II listed bridge to the east of the site: Ray Bridge No. 173, Leeds and Liverpool Canal; and Gargrave Conservation Area);</u></p> <p>Opportunity to incorporate social infrastructure related to a community parks and other green infrastructure adjacent to the Leeds & Liverpool Canal; <u>Development proposals for this site will incorporate an area of green infrastructure measuring approximately 1.2 ha to the south and east of the site to provide a landscape buffer to the Yorkshire Dales national Park and improve access to the Leeds & Liverpool Canal, including for people with limited mobility;</u></p> <p>A Flood Risk Assessment is required, as a <u>A fluvial and/or surface water</u> flood risk hazard has been identified within the <u>southern</u> part of the site. Area <u>Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site.</u> Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not <u>where possible or feasible;</u></p>	GA009	Land off Eshton Road, north of Canal, Gargrave	C3 Residential	Site Allocation Area: 3.759 ha (net developable area 2.542 ha). <u>Approx. Area: 3.8 ha (including approx. 1.2 ha of additional green infrastructure)</u>			Number of Dwellings Generated: 60 extra care dwellings <u>Approx. Number of Dwellings: 60 extra care</u>		
GA009	Land off Eshton Road, north of Canal, Gargrave	C3 Residential										
Site Allocation Area: 3.759 ha (net developable area 2.542 ha). <u>Approx. Area: 3.8 ha (including approx. 1.2 ha of additional green infrastructure)</u>												
Number of Dwellings Generated: 60 extra care dwellings <u>Approx. Number of Dwellings: 60 extra care</u>												
MM64	107	Policy SP10 Site GA031	<table><tr><td>Site Ref.</td><td>Location</td><td>Uses</td></tr><tr><td>GA031</td><td>Land to the west of Walton Close, Gargrave</td><td>C3 Residential</td></tr><tr><td colspan="3">Site Allocation Area: 1.38 ha (net developable area 1.38 ha). <u>Approx. Area: 1.4 ha</u></td></tr></table>	Site Ref.	Location	Uses	GA031	Land to the west of Walton Close, Gargrave	C3 Residential	Site Allocation Area: 1.38 ha (net developable area 1.38 ha). <u>Approx. Area: 1.4 ha</u>		
Site Ref.	Location	Uses										
GA031	Land to the west of Walton Close, Gargrave	C3 Residential										
Site Allocation Area: 1.38 ha (net developable area 1.38 ha). <u>Approx. Area: 1.4 ha</u>												

			<div> <div>Number of Dwellings Generated: 44 dwellings <u>Approx. Number of Dwellings: 44</u></div> <p>Siting and design of development on the site to conserve the significance of heritage assets (conservation area and scheduled ancient monuments) near the site and their settings (<u>the scheduled ancient monument to the west of the site: Moated site west of Paget Hall; the grade II listed building to the north-west of the site: Milton House, Marton Road; and Gargrave Conservation Area</u>);</p> <p>Opportunity to incorporate social infrastructure related to community parks and other green infrastructure;</p> <p>A Flood Risk Assessment is required, as a fluvial and/or surface water hazard has been identified within part of the site area. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not <u>where possible or feasible</u>;</p> </div>												
MM65	108	Policy SP11 Strategy for Tier 4a and 4b Villages with Basic Services and Bisected Villages with Basic Services	<div> <div> <p>DRAFT POLICY SP11: STRATEGY FOR TIER 4A AND 4B VILLAGES WITH BASIC SERVICES AND BISECTED VILLAGES WITH BASIC SERVICES</p> <p>Tier 4 settlements will receive a limited amount of growth that underpins their role and function as settlements with basic services and to ensure ongoing sustainability. Villages with basic services and/or tourism function which are bisected by the National Park boundary also receive an appropriate level of growth on the following sites:</p> </div> <div> <p>Housing Sites:</p> <table> <tr> <th>Site Ref</th><th>Location</th><th> <p>Net Dev <u>Approx.</u> Area (Ha)</p> </th><th><u>Approx.</u> Yield</th></tr> <tr> <td>BU012</td><td>Richard Thornton's CE Primary School, Burton in Lonsdale</td><td>0.489 <u>0.7</u></td><td>15</td></tr> <tr> <td>BR016</td><td>Land to west of Gilders, Langholme,</td><td>0.77 <u>0.8</u></td><td>25</td></tr> </table> </div> </div>	Site Ref	Location	<p>Net Dev <u>Approx.</u> Area (Ha)</p>	<u>Approx.</u> Yield	BU012	Richard Thornton's CE Primary School, Burton in Lonsdale	0.489 <u>0.7</u>	15	BR016	Land to west of Gilders, Langholme,	0.77 <u>0.8</u>	25
Site Ref	Location	<p>Net Dev <u>Approx.</u> Area (Ha)</p>	<u>Approx.</u> Yield												
BU012	Richard Thornton's CE Primary School, Burton in Lonsdale	0.489 <u>0.7</u>	15												
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			<table><tr><td></td><td>Skipton Road, Low Bradley.</td><td></td><td></td></tr><tr><td>SG014</td><td>Land at Lord's Close, Giggleswick</td><td>1.096 <u>1.1</u></td><td>35</td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td colspan="4">Mixed Use Housing and Employment Site</td></tr><tr><td>CN006</td><td>Station Works, north of Cononley Lane, Cononley</td><td>2.168 <u>2.2</u></td><td>C3 93-94 B1 <u>0.15ha</u></td></tr><tr><td colspan="2"><u>Approx.</u> Total</td><td>4.523 <u>4.8</u></td><td>168-169</td></tr><tr><td colspan="2"></td><td></td><td></td></tr></table>		Skipton Road, Low Bradley.			SG014	Land at Lord's Close, Giggleswick	1.096 <u>1.1</u>	35					Mixed Use Housing and Employment Site				CN006	Station Works, north of Cononley Lane, Cononley	2.168 <u>2.2</u>	C3 93-94 B1 <u>0.15ha</u>	<u>Approx.</u> Total		4.523 <u>4.8</u>	168-169				
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MM66	109	Policy SP11 Site BU012	<table><tr><th>Site Ref.</th><th>Location</th><th>Uses</th></tr><tr><td>BU012</td><td>Richard Thornton's CE Primary School, Burton in Lonsdale</td><td>C3 Residential</td></tr><tr><td colspan="3">Net Developable Area: 0.74 ha [including 0.251ha of green infrastructure provision] <u>Approx. Area: 0.7 ha (including approximately 0.3 ha of additional green infrastructure)</u></td></tr><tr><td colspan="3">Number of Dwellings Generated: 15 dwellings <u>Approx. Number of Dwellings: 15</u></td></tr></table> <p>Conversion of the school and siting and design of development on the site to conserve the significance of heritage assets (listed buildings and scheduled ancient monuments) on <u>and adjacent to the site and their settings (Burton-in-Lonsdale Conservation Area, Grade II Listed Burton Endowed First School, Schoolmasters House, garden wall and</u></p>	Site Ref.	Location	Uses	BU012	Richard Thornton's CE Primary School, Burton in Lonsdale	C3 Residential	Net Developable Area: 0.74 ha [including 0.251ha of green infrastructure provision] <u>Approx. Area: 0.7 ha (including approximately 0.3 ha of additional green infrastructure)</u>			Number of Dwellings Generated: 15 dwellings <u>Approx. Number of Dwellings: 15</u>																		
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Number of Dwellings Generated: 15 dwellings <u>Approx. Number of Dwellings: 15</u>																															

			<u>gatepiers, Scheduled Ancient Monument Castle Hill Motte and Bailey castle, Tranquil Vale);</u> <u>Approximately 0.3ha of G-green infrastructure shall be provided on the site to protect the setting of the Grade II Listed Building;</u>								
MM67	110	Policy SP11 Site BR016	<table><tr><td>Site Ref.</td><td>Location</td><td>Uses</td></tr><tr><td>BR016</td><td>Land to west of Gilders, Langholme, Skipton Road, Low Bradley.</td><td>C3 Residential</td></tr></table>			Site Ref.	Location	Uses	BR016	Land to west of Gilders, Langholme, Skipton Road, Low Bradley.	C3 Residential
			Site Ref.	Location	Uses						
			BR016	Land to west of Gilders, Langholme, Skipton Road, Low Bradley.	C3 Residential						
			<u>Site Allocation Area: 0.77 ha (net developable area 0.77 ha). Approx. Area: 0.8 ha</u>								
			<u>Approx Number of Dwellings-Generated: 25 dwellings (0.8 ha x 32 dwellings per ha)</u>								
Siting and design of development on the site to conserve the significance <u>setting</u> of the Bradley conservation area setting ;											
Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary;											
<u>The existing dry stone boundary walls will be retained. New dry stone boundary walls will be created along the northern and western boundaries of the site to help establish a definitive new urban edge to the village;</u>											
MM68	110	Policy SP11 Site SG014	<table><tr><td>Site Ref.</td><td>Location</td><td>Uses</td></tr><tr><td>SG014</td><td>Land at Lord's Close, Giggleswick</td><td>C3 Residential</td></tr></table>			Site Ref.	Location	Uses	SG014	Land at Lord's Close, Giggleswick	C3 Residential
			Site Ref.	Location	Uses						
			SG014	Land at Lord's Close, Giggleswick	C3 Residential						
			<u>Site Allocation Area: 1.096 ha (net developable area 1.096 ha). Approx. Area: 1.1 ha</u>								
			<u>Approx Number of Dwellings-Generated: 35 dwellings (1.1 ha x 32 dwellings per ha)</u>								

			<p>A Flood Risk Assessment is required, as a <u>A fluvial and/or surface water flood risk hazard has been identified within along the eastern boundary part of the site. area</u> Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</p> <p>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. <u>An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary;</u></p> <p><u>The site is currently in use a playing field and any development proposals on this site must accord with the requirements of policy INF3, criterion (d).</u></p>														
MM69	111	Policy SP11 Site CN006	<table><tr><td>Site Ref.</td><td>Location</td><td>Uses</td></tr><tr><td>CN006</td><td>Station Works, north of Cononley Lane, Cononley</td><td>C3 Residential and B1 uses</td></tr><tr><td colspan="3"><u>Site Allocation Area: 2.168 ha [including 1,445 sqm of B1 use provision]. Approx. Area: 2.2 ha (including approx. 0.15ha for B1 Use)</u></td></tr><tr><td colspan="3"><u>Number of Dwellings Generated: 93 dwellings [2.02 ha (2.168ha — 1,445sqm) x 46 dwellings per hectare] Approx. Number of Dwellings: 94</u></td></tr></table> <p><u>Conversion of the Mill and siting and design of development on the site to conserve the significance of heritage assets (site is adjacent to Cononley Conservation area) on and adjacent to the site and their settings (Undesignated heritage asset of Cononley Mill , Mill House and Mill Chimney and Cononley Conservation Area);</u></p> <p>Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. <u>An assessment of the site's archaeological interest will be required with appropriate</u></p>			Site Ref.	Location	Uses	CN006	Station Works, north of Cononley Lane, Cononley	C3 Residential and B1 uses	<u>Site Allocation Area: 2.168 ha [including 1,445 sqm of B1 use provision]. Approx. Area: 2.2 ha (including approx. 0.15ha for B1 Use)</u>			<u>Number of Dwellings Generated: 93 dwellings [2.02 ha (2.168ha — 1,445sqm) x 46 dwellings per hectare] Approx. Number of Dwellings: 94</u>		
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			<p><u>mitigation incorporated into development proposals where necessary;</u></p> <p>A Flood Risk Assessment is required, as a <u>A</u> fluvial and/or surface water flood risk hazard has been identified within the north-eastern part of the site. area <u>Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals for development on this site will incorporate Sustainable Urban Drainage Systems (SUDS), unless this is not where possible or feasible;</u></p>
MM70	112	Supporting Text for Policy SP12 Paras 4.67, 4.69	<p>4.67. Planning for infrastructure provision has been, and continues to be an ongoing process through the development of an Infrastructure Delivery Plan (IDP), which accompanies this plan (Appendix C). <u>which sits alongside the Local Plan, as part of the evidence base.</u> The IDP has been produced in collaboration with infrastructure providers and examines provision of the following broad types of infrastructure:</p> <ul style="list-style-type: none"> • Physical: transport, energy, water and drainage, waste • Social: education, health care, leisure and recreation, community and social and emergency services • Green: open space <p>4.69 <u>Planned</u> infrastructure provision will be funded through a number of sources. Mainstream funding sources, such as the District and County Council's capital programmes, service providers' investment programmes, and government grants, will continue to fund the bulk of infrastructure spending <u>required to deliver the planned growth.</u> However, other initiatives such as planning obligations and the Community Infrastructure Levy (CIL) can also provide a substantial resource for locally-determined priorities, <u>and other proposals that come forward.</u></p> <p><u>Other proposals</u></p> <p><u>In addition to the planned growth set out in the plan, it is likely that other proposals will come forward that have infrastructure requirements arising, that have not been accounted for. The Council will seek contributions from developers when considering such proposals to contribute towards a range of infrastructure arising in line with the provisions of Policy INF1: Planning Obligations. Policy SP12 makes provision for this and sets out a policy requirement for infrastructure provision, and mechanisms available for delivery, provided as part of additional proposals.</u></p>

MM71	113	Policy SP12 Infrastructure Strategy and Development Delivery	<p><u>Planned Infrastructure</u></p> <p>The Council will work with statutory undertakers, utility companies and other agencies to identify the infrastructure required to support arising from the delivery of the planned growth proposed in the local plan. This is set out in the Infrastructure Delivery Plan (IDP) which accompanies is part of the evidence base of the local plan (Appendix C). The IDP will be updated regularly.</p> <p>The Council will work to mitigate and minimise adverse impacts that may arise from the delivery of the local plan. Decisions on the timing of infrastructure delivery identified in the IDP are kept under review but will be tied to the timing of development growth delivery over the plan period. Associated decisions should be taken based upon an assessment of the contribution to social, economic and environmental sustainability and effect upon implementation of the strategy, not solely cost. The Council will work to mitigate and minimise adverse impacts that may arise from the delivery of the local plan in terms of infrastructure provision.</p> <p>Development proposals are expected to either provide, or enable the provision of, infrastructure which is directly related to, or made necessary by that development. Where infrastructure cannot be provided directly, the Council will seek developer contributions through planning obligations in accordance with Policy INF1 or Community Infrastructure Levy (CIL) (only if and when a CIL charge has been adopted under the relevant Regulations).</p> <p>The Council expects infrastructure improvements and investments to be delivered by development, or through developer contributions secured by legal agreement or CIL. Delivery of infrastructure should be timely and to an adoptable standard, as specified by the relevant responsible statutory undertaker, organisation or authority.</p> <p><u>Proposals for the necessary maintenance, upgrading and expansion of utilities infrastructure will be supported in principle.</u></p>
MM72	117	Supporting Text to Policy ENV1 Para 5.13	<p>5.13 The Institution of Lighting Professionals identifies five different Environmental Zones. National parks and Areas of Outstanding Natural Beauty are classified as E1 (the second most rigorous category). In these locations the lighting should be 'intrinsically dark'. Developers should have regard to the Forest of Bowland AONB Obtrusive Lighting Position Statement which will be used in decision making, this sets the position that within the AONB or in locations affecting its boundaries, exterior lighting proposed as part of any new development should be the minimum required and only appropriate for its purpose, so as to protect the area's natural surroundings and intrinsic darkness.</p>

MM73	118 and 119	Policy ENV1 Countryside and Landscape Part a) and f)	<p>a) Expect new development proposals, in those areas not subject to national landscape designations, to respect, safeguard, and wherever possible, restore or enhance the landscape character of the area. Proposals should have regard to the relevant Landscape Character Appraisal/<u>Assessment</u> and specifically to the different landscape character types that are present in the plan area. Regard should also be had to the relevant <u>profiled</u> Natural England Character Areas Profiles (listed at para 5.5) and the North Yorkshire and York Landscape Characterisation Project (2011) (or successor documents). Proposals will show how they respond to the particular character <u>area and</u> type they are located within.</p> <p>f) The impacts of obtrusive lighting will be minimised within proposals for new development. All new proposals where external lighting is to be incorporated within a development scheme shall be subject to guidance set out in the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Lighting GN01:2011. For the purposes of clarity, areas of remote open countryside and those which are identified as being sensitive to light pollution within the relevant Landscape Character Appraisal will be categorised as falling within zone E1. Exterior lighting proposed as part of any new development should be the minimum required and only appropriate to its purpose, so as to protect the area's natural surroundings and intrinsic darkness. Proposals for exterior lights shall demonstrate there is no significant adverse effect, individually or cumulatively, on; the character of the area; the visibility of the night sky; biodiversity (including bats and light sensitive species); and residents, pedestrians or drivers.</p>
MM74	121	Supporting Text to Policy ENV2 Para 5.23	<p>5.23 Any harm to or loss of a heritage asset – through destruction, alteration or development within its setting – will require clear and convincing justification. Decisions will need to be based on informed, balanced judgements and the merits of each case. Proposals which would result in harm to the significance of a designated heritage asset will be weighed against the public benefits of that proposal. Where substantial harm or total loss is likely to occur, it would have to be demonstrated that the harm is necessary to achieve substantial public benefits <u>or</u>:</p> <ul style="list-style-type: none"> • <u>the nature of the heritage asset prevents all reasonable uses of the site; and</u> • <u>no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and</u> • <u>conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and</u> • <u>the harm or loss is outweighed by the benefit of bringing the site back into use.</u>

			Where any heritage assets or parts of heritage assets are likely to be lost, the assets should be properly surveyed and recorded beforehand. Requiring such records to be made, kept safe and open to the public is therefore an important element of heritage conservation.
MM75	122	Policy ENV2 Heritage Part a) and b)	<p>a) Paying particular attention to the conservation of those elements which contribute most to the District's distinctive character and sense of place. These include:-</p> <ul style="list-style-type: none"> i) The legacy of mills, chimneys, and terraced housing associated with the textile industry; ii) The bridges and structures associated with the Settle-Carlisle Railway; iii) The buildings, bridges, locks and other structures associated with the Leeds-Liverpool Canal and Thanet Canal; iv) The historic market towns of Skipton and Settle; v) <u>Skipton Castle, the castle grounds and the castle's extensive landscape setting, including the medieval hunting park, Skipton Woods and Civil War Battery;</u> vi) The legacy of traditional barns and other buildings and structures associated with the farming industry and historic land estates. <p>b) Ensuring that proposals affecting a designated heritage asset (or an archaeological site of national importance) conserve those elements which contribute to its significance. The more important the asset, the greater the weight that will be given to its conservation. Harm to such elements will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a designated heritage asset (or an archaeological site of national importance) will be permitted only where it can be demonstrated that there are substantial public benefits. <u>Substantial harm to the significance of a designated heritage asset (or an archaeological site of national importance) will be permitted only in exceptional circumstances where it can be demonstrated that there are substantial public benefits that outweigh that harm or loss..</u></p>
MM76	126	Supporting Text to Policy ENV3 Para 5.41 and 5.42	<p>Sensitive Uses</p> <p>5.41 Uses such as residential</p> <p>Existing Sources of Pollution</p> <p>5.42 For example. Noise, odour, traffic etc</p>

MM77	127	Policy ENV3 Good Design Part b), f), i), m), and u)	<p>b) Designs should respect the form of <u>existing and</u> surrounding buildings including density, scale, height, massing and use of high quality materials which should be locally sourced wherever possible;</p> <p>f) Proposed development of sensitive uses adjacent to existing sources of pollution should demonstrate through the submission of appropriate impact assessments that there would be no detrimental impact on future residential amenity. Development proposals should be able to demonstrate that they will secure a good standard of amenity for all existing and future occupants of land and buildings;</p> <p>i) Development proposals including changes of use should be accessible and inclusive to everyone, ensuring a means of access for people with physical disabilities;</p> <p>m) Developers are encouraged to build new homes to the 'Lifetime Homes' standard so that they can be readily adapted to meet the needs of those with disabilities and the elderly as well as assisting independent living at home;</p> <p><u>i) Reasonable provision should be made to ensure that buildings and spaces are accessible and usable and that individuals, regardless of their age, gender or disability are able to gain access to buildings and to gain access within buildings and use their facilities, both as visitors and as people who live and work in them;</u></p> <p>u) Sustainability should be designed in, so that development takes the all reasonable opportunities y to reduce energy use, and water use, and carbon-emissions and to minimise waste, and ensure future resilience to a changing climate and, wherever possible. Developments should also take the opportunity wherever possible to generate power through solar or other means, in accordance with Building Regulations. This should include residential, industrial and commercial developments.</p>
MM78	130	Supporting Text to Policy ENV4 Para 5.45	<p>5.45. The above internationally, nationally and locally designated sites are mapped on the Policies Map. However, safeguarding these (relatively few) designated sites, which are often isolated pockets of rich biodiversity, will not be sufficient to preserve and enhance biodiversity overall. In order to do this, we need to make the best of all opportunities, wherever they arise, to safeguard native habitats and species and to help their recovery, expansion, adaptation to climate change and movement across the plan area. <u>The NPPF states that the planning system should minimise impacts on biodiversity and provide net gains in biodiversity where possible. As such green infrastructure routes/areas have been incorporated into greenfield site allocations where possible and these are identified under Policy ENV4 to provide opportunities for a net gain in biodiversity to be achieved and maintained on these sites.</u> Future reviews of the Local Plan will include the safeguarding of Local Geodiversity Sites which, at present, are at candidate stage and not formally designated. Geological features in the district are currently safeguarded where they</p>

			<p>form part of internationally designated SSSI.</p> <p><u>The vast majority of the plan area lies within 7km of at least one internationally designated site. These include the North Pennine Moors SPA and SAC, the South Pennine Moors Phase 2 SPA and SAC, the Ingleborough Complex SAC, the Craven Limestone Complex SAC and the Bowland Fells SPA. As identified in the Habitats Regulation Assessment – Appropriate Assessment Report, the close proximity of SPAs and SACs means that the designated sites can be vulnerable to recreational pressures emanating from the potential future occupants of new residential development. Other forms of development, such as intensive leisure or tourism proposals may also give rise to additional recreational pressure. Where new developments are within 2.5km of designated sites they (the SPA and/or SAC) can be particularly vulnerable to disturbance, and the development site itself could affect the foraging habitat for qualifying bird species.</u></p> <p><u>Development proposals likely to have a significant effect on a European site, when considered alone and in combination with other plans and projects, will therefore need to be subject to an Appropriate Assessment. Where the Appropriate Assessment cannot rule out adverse impacts on a site's integrity (having considered any suitable mitigation), and there are no alternative solutions, permission will be refused unless there are imperative reasons of overriding public interest (the 'IROPI test'). In the event that a development proposal passes the IROPI test, compensatory measures must still be provided, for instance the re-creation of a comparable habitat.</u></p>
MM79	132, 133, 134 and 135	Policy ENV4 Biodiversity Part a) and f)	<p>Growth in housing, business and other land uses <u>on allocated and non-allocated sites</u> will be accompanied by improvements in biodiversity. This means that:</p> <p>a) Wherever possible, development will make a positive contribution towards achieving a net gain in biodiversity and in particular will:</p> <p>i) <u>Ensure that there is no adverse impact effect on any international designated site's integrity, either alone or in combination with other plans and projects,—which is to be demonstrated through Appropriate Assessment. In cases where Appropriate Assessment concludes that adverse effects cannot be avoided or adequately mitigated, development proposals will not be acceptable unless the IROPI test under Article 6(4) of the EU Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna (The Habitats Directive) has been passed and appropriate and suitable compensatory measures are provided.</u></p> <p>f) The following allocated sites will be <u>are</u> accompanied by guiding development principles which will identify</p>

indicative areas of green infrastructure within each site ~~where significant contributions~~ where an overall net gain in biodiversity are to be made, via the introduction of green infrastructure routes will be expected:

Site Reference	Site Address	<u>Approx Area of Green Infrastructure (Ha)</u>	Inset Map
	SP5: SKIPTON		
SK013	Land east of Aldersley Avenue and south of Moorview Way, Skipton	<u>2.6</u>	1
SK061	East of canal, west of Sharphaw Avenue, Skipton	<u>0.9</u>	1
SK081, SK082, SK108	Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton	<u>3.5</u>	1
SK088	Hawbank Fields, north of Otley Road and south of A6131, Skipton	<u>4.1</u>	1
SK089, SK090	Land to the north of Airedale Avenue and Elsey Croft, east of railway line, Skipton	<u>2</u>	1
SK094	Land bounded by Carleton Road, railway line and A629, Skipton	<u>7.4</u>	1
SK101	East of Keighley Road and south of Cawder Lane, Skipton	<u>0.6</u>	1
SK114, SK124	Land to east of North Parade and Cawder Road garage site, Horse Close, Skipton	<u>1.1</u>	1

					SP6: SETTLE		
			SG021, SG066, SG080	Land to the north-west and south-west of Penny Green, Settle	<u>1.2</u>		4
			SG025	Land to the south of Ingfield Lane, Settle	<u>7.5</u>		4
			SG027, SG068	Land to the south of Brockhole View and west of Brockhole Lane, Settle	<u>0.8</u>		4
			SG079	Land to the north of Town Head Way, Settle	<u>0.9</u>		4
			<u>SG064</u>	<u>Land to south of Runley Bridge Farm and west of B6480 (Employment-Led Mixed Use)</u>	<u>1.6</u>		<u>4</u>
				SP7: BENTHAM			
			HB052	Land to north west of Bank Head Farm and south of Ghyllhead Farm, High Bentham	<u>2</u>		5
				SP8: GLUSBURN / CROSSHILLS			
			SC085	Land at Malsis, Glusburn	<u>8.6</u>		2
				SP10: GARGRAVE			
			GA009	Land off Eshton Road, north of canal, Gargrave	<u>1.2</u>		14
				SP11: BURTON IN LONSDALE			
			BU012	Richard Thornton's CE Primary School, Burton in Lonsdale	<u>0.3</u>		7

MM80	137 and 138	Supporting Text to Policy ENV5 Para 5.58	5.58 Policy ENV5 below aims to plan for better green infrastructure from the outset and looks to all new development to make a reasonable contribution wherever possible, including linking up to existing green infrastructure in the area. This also ties-in with other policy aims, including improvements in biodiversity, tackling climate change, <u>protecting landscape, reducing recreational impact on SPAs/SACs and ensuring a high-quality local environment and an enhanced quality of life.</u> Local plan sites, in particular, will help to create better green infrastructure <u>routes which are multi-functional and mitigate constraints on site, as well as provide and better links between built-up areas, green space and the countryside.</u> <u>Site specific development principles within Policies SP5, SP6, SP7, SP8, SP10 and SP11 provide clear detail about the location, purpose and functional use of green infrastructure on each site.</u>																												
MM81	138, 139 and 140	Policy ENV5 Green Infrastructure Part d)	<p>d) The following allocated sites will be <u>are</u> accompanied by guiding development principles which will set out more specifically how improvements and growth to the green infrastructure network can be achieved on each site:</p> <table border="1"> <thead> <tr> <th>Site Reference</th><th>Site Address</th><th><u>Approx Area of Green Infrastructure (Ha)</u></th><th>Inset Map</th></tr> </thead> <tbody> <tr> <td></td><td colspan="3">SP5: SKIPTON</td></tr> <tr> <td>SK013</td><td>Land east of Aldersley Avenue and south of Moorview Way, Skipton</td><td><u>2.6</u></td><td>1</td></tr> <tr> <td>SK061</td><td>East of canal, west of Sharphaw Avenue, Skipton</td><td><u>0.9</u></td><td>1</td></tr> <tr> <td>SK081, SK082, SK108</td><td>Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton</td><td><u>3.5</u></td><td>1</td></tr> <tr> <td>SK088</td><td>Hawbank Fields, north of Otley Road and south of A6131, Skipton</td><td><u>4.1</u></td><td>1</td></tr> <tr> <td>SK089, SK090</td><td>Land to the north of Airedale Avenue and Elsey Croft, east of</td><td><u>2</u></td><td>1</td></tr> </tbody> </table>	Site Reference	Site Address	<u>Approx Area of Green Infrastructure (Ha)</u>	Inset Map		SP5: SKIPTON			SK013	Land east of Aldersley Avenue and south of Moorview Way, Skipton	<u>2.6</u>	1	SK061	East of canal, west of Sharphaw Avenue, Skipton	<u>0.9</u>	1	SK081, SK082, SK108	Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton	<u>3.5</u>	1	SK088	Hawbank Fields, north of Otley Road and south of A6131, Skipton	<u>4.1</u>	1	SK089, SK090	Land to the north of Airedale Avenue and Elsey Croft, east of	<u>2</u>	1
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				railway line, Skipton		
			SK094	Land bounded by Carleton Road, railway line and A629, Skipton	<u>7.4</u>	1
			SK101	East of Keighley Road and south of Cawder Lane, Skipton	<u>0.6</u>	1
			SK114, SK124	Land to east of North Parade and Cawder Road garage site, Horse Close, Skipton	<u>1.1</u>	1
				SP6: SETTLE		
			SG021, SG066, SG080	Land to the north-west and south-west of Penny Green, Settle	<u>1.2</u>	4
			SG025	Land to the south of Ingfield Lane, Settle	<u>7.5</u>	4
			SG027, SG068	Land to the south of Brockhole View and west of Brockhole Lane, Settle	<u>0.8</u>	4
			SG079	Land to the north of Town Head Way, Settle	<u>0.9</u>	4
			<u>SG064</u>	<u>Land to south of Runley Bridge Farm and west of B6480 (Employment-Led Mixed Use)</u>	<u>1.6</u>	<u>4</u>
				SP7: BENTHAM		
			HB052	Land to north west of Bank Head Farm and south of Ghyllhead Farm, High Bentham	<u>2</u>	5
				SP8: GLUSBURN / CROSSHILLS		
			SC085	Land at Malsis, Glusburn	<u>8.6</u>	2

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MM82	142	Policy ENV6 Flood Risk Part e) and f)	<p>e) Development will minimise the risk of surface water flooding by ensuring adequate provision for foul and surface water disposal in advance of occupation (as per standards set out by the Environment Agency <u>and subsequent updates to the standards</u>, see Appendix D C). Surface water should be managed at the source and not transferred, and every option should be investigated before discharging surface water into a public sewerage network.</p> <p>f) Development will maximise opportunities to help reduce the causes and impacts of flooding by ensuring adequate sufficient attenuation and long term storage is provided to accommodate storm water on site without risk to people or property and without overflowing into a watercourse (as per standards set out by the Environment Agency <u>and subsequent updates to the standards</u>, see Appendix D C).</p>																
MM83	144	Policy ENV7 Land and Air Quality Part a) and e)	<p>a) <u>Ensuring significant</u> development will avoid the plan area's best <u>and most versatile</u> agricultural land (grade 3) wherever possible, unless the need for and benefit of development justifies the scale and nature of the loss.</p> <p>e) The location, layout and design of development will encourage walking, cycling and the use of public transport and <u>electric vehicles</u>. Green travel plans will promote reductions in car use.</p>																
MM84	146	Policy ENV8 Water Resources, Water Quality and Groundwater Part b)	<p>b) Development will encourage <u>maximise opportunities for</u> the incorporation of water conservation into its design, to maximise opportunities to collect <u>including the collection</u> and re-use water on site.</p>																
MM85	150	Supporting Text to Policy	5.84 Evidence prepared as part of the plan making process has focused on turbines of 100m or over which would be																

		ENV9 Paras 5.84 and 5.85	<p>strategic in nature and make a significant contribution towards energy generation. The NPPF states that evidence prepared for the Local Plan should be proportionate, <u>and</u> requiring evidence to identify the suitability of all potential areas for wind energy across the various scales is considered disproportionate. Impacts of small-scale individual turbines, <u>defined as turbines under 50m in height to the tip</u> (for example around 30m in height) are likely to be different from those of commercial wind turbines of 100m or more.</p> <p>5.85 Therefore in order to support the needs of a farmstead or other rural business and to enable the development of community led schemes benefiting local communities including those where a neighbourhood plan has not yet been prepared, small scale turbines (the definition of small scale being determined on a case by case basis but normally with a tower height of up to 30m) will be deemed acceptable in accordance with the criteria set out in draft policy ENV9 notwithstanding the content of the written ministerial statement.</p>														
MM86	150 and 152	Policy ENV9 Renewable and Low Carbon Energy Part a) and section on Small Scale Wind Turbines	<p>a) Supporting well conceived projects and infrastructure proposals that offer a good balance of economic, environmental and social benefits, and are not outweighed on balance by one or more negative impacts;</p> <p>Small Scale Wind Turbines</p> <p>In the case of small-scale turbines, which <u>defined as turbines under 50m in height to the tip, require planning permission (generally 30m or under in tower height but considered on a case by case basis)</u>, proposals will be supported where they meet the criteria a) to k) listed above and;</p>														
MM87	154	Policy ENV10 Local Green Space	<p>The sites identified in the table below, and as identified on the Policies Map, are proposed for designation <u>designated</u> as Local Green Space:</p> <table><tr><td>High and Low Bentham</td><td></td></tr><tr><td>HB-LGS3</td><td>Part of draft LP site HB028 East of Station Rd and south west of Pye Busk, High Bentham</td></tr><tr><td colspan="2">Bradleys Both</td></tr><tr><td colspan="2">LGS sites assessed as part of Neighbourhood Plan preparation.</td></tr><tr><td colspan="2">Carleton in Craven</td></tr><tr><td>CA – LGS2</td><td>Heslaker Lane, Carleton</td></tr><tr><td>CA – LGS6</td><td>North of Vicars Row, Carleton</td></tr></table>	High and Low Bentham		HB-LGS3	Part of draft LP site HB028 East of Station Rd and south west of Pye Busk, High Bentham	Bradleys Both		LGS sites assessed as part of Neighbourhood Plan preparation.		Carleton in Craven		CA – LGS2	Heslaker Lane, Carleton	CA – LGS6	North of Vicars Row, Carleton
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			CA – LGS8	The Pine Trees, Westwood, Carleton
			CA – LGS9	St. Mary's Green, Carleton
			Cononley	
			LGS sites assessed as part of Neighbourhood Plan preparation.	
			Embsay with Eastby	
			EM – LGS2	Between Main Street & Shires Croft
			EM – LGS3	South of Village Hall, Main Street, Embsay
			EM – LGS6	East side of West Lane, Embsay
			EM- LGS11	Fields adjacent to Kirk Lane, Embsay
			Gargrave	
			LGS sites assessed as part of Neighbourhood Plan preparation.	
			Glusburn	
			GLUS-LGS1	Glusburn Park
			Hellifield	
			HE-LGS1	Land to the west of Hellifield (Hellifield Flashes)
			HE-LGS7	<u>Gallaber Pond, Hellifield</u>
			HE-LGS5	Field adjacent St. Aidan's Church
			Ingleton	
			IN-LGS2	Ingleton Park off Thacking Lane, Ingleton
			Kildwick	
			KL-LGS2	Fields by Kildwick Bridge, Main Road, Kildwick, BD20 9BD
			KL-LGS4	Parson's Walk and Glebe Field
			KL-LGS5	Banks Field (Lower section), Priest Bank Road
			KL-LGS6	Field south of the Recreation Ground, Priest Bank Road
			Settle & Giggleswick	
			SG-LGS4	The Green, Commercial Street, Settle
			SG-LGS15	Bowling green off Station Road, Settle
			SG-LGS22	Glebe Field, Giggleswick
			Skipton	

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MM88	159	Supporting Text to Policy ENV12 Para 5.100	Footpaths, bridleways and byways (p <u>Public rights of way – PROWs)</u>																														

MM89	164	Policy ENV13 Green Wedges	<p>Green Wedges will help settlements to grow in ways that maintain and reinforce their individual character and identity, by safeguarding against the coalescence of separate built-up areas, and will help to maintain and, wherever possible, enhance local recreational opportunities. Therefore, within the Green Wedges listed below and defined on the Policies Map, development will be resisted where it would compromise the gap between settlements <u>fail to preserve the separate character and identity of settlements or would fail to preserve the sense of separation between settlements</u>. In addition, the Council will seek to consolidate, strengthen and enhance the character, appearance and, where appropriate, recreational value of these areas.</p> <ol style="list-style-type: none"> 1. Land between High and Low Bentham. 2. Land between Glusburn, Crosshills, Sutton-in Craven, Farnhill and Kildwick and up to the plan area/district/county boundary, near Eastburn, West Yorkshire.
MM90	165	Supporting Text for Policy H1 Para 6.2	<p>6.2 The number of people across Craven District aged 65 or over is projected to increase from 14,000 in 2015 to 21,200 by 2037 (a 50% increase) according to ONS 2014-based population projections, so it is important that there is provision of a range of appropriate housing provision, adaptation and support for Craven's older population. Additionally, providing a wider range of older persons' accommodation has the potential to free-up larger family accommodation. <u>The two main types of this specialist 'C3' housing for older people are:</u></p> <ul style="list-style-type: none"> • <u>Age Restricted-Exclusive / Sheltered / Retirement Housing – This is accommodation that is built specifically for sale or rent to older people. They comprise self-contained units (apartments) with communal facilities and a live-in or mobile scheme manager and alarm call systems in case of emergency, and</u> • <u>Assisted Living / Extra Care / Very Sheltered Housing - This is similar to Sheltered Housing, but is designed to enable residents to retain their independence as they grow older and their need for support and/or care increases. Residents still occupy their own self-contained home within blocks of flats, estates of bungalows or retirement 'villages' but often enjoy enhanced communal accommodation and occupants may also be offered individual care and assistance from support staff, within the complex, 24 hours per day.</u> <p><u>The provision of affordable housing for local needs is an important objective of the plan and the Council's evidence on viability identifies that both private and public sector housing for older people can make a contribution towards affordable housing. This evidence, referenced in the supporting text to policy H2, justifies minimum levels of affordable housing for private sector schemes on site or an equivalent financial contribution for off-site provision. These minimum levels of on-site provision are set out in Policy H2: Affordable Housing of the plan. The Council will publish additional practical guidance on the provision of affordable housing for this and general open market housing</u></p>

			<u>in the form of a Supplementary Planning Document (SPD). In consultation with stakeholders, this SPD will set out more detail on how Policy H2 will operate and be administered.</u>
MM90a	165	Supporting Text for Policy H1 Para 6.2	6.2 The number of people across Craven District aged 65 or over is projected to increase from 14,000 in 2015 to 21,200 by 2037 (a 50% increase) according to ONS 2014-based population projections, so it is important that there is provision of a range of appropriate housing provision, adaptation and support for Craven's older population. Additionally, providing a wider range of older persons' accommodation has the potential to free-up larger family accommodation. <u>The two main types of this specialist 'C3' housing for older people are:</u>
MM91	166	Policy H1 Specialist Housing for Older People Part a) and b)	a) supporting the provision of specialist housing for older people across all tenures in sustainable <u>locations with reasonable access to local services, facilities and public transport</u> , provided proposals accord with Policy SP4, H2, and INF3 and all other relevant local plan policies; b) encouraging developers to build new homes to the 'Lifetime Homes' standard so that they can be readily adapted supporting proposals to adapt/extend existing residential properties to meet the needs of those with disabilities and the elderly older people. as well as assisting independent living at home;
MM92	167, 168, 169, 170, 171, 172, and 173	Supporting Text for Policy H2 Para 6.8, 6.10, 6.11, 6.12, 6.13, 6.14, 6.18, 6.20, 6.21 and 6.25	6.8 According to the 2017 SHMA, Craven's net affordable housing imbalance is 126 dwellings per annum and future affordable housing provision should be approximately 15%-25% intermediate tenure <u>and 75%-85% affordable rented, with 87.4% one and two bedroom dwellings and 12.6% three (or more) bedroom dwellings. Based on the Housing Register in 2017 reported in Table 7.2 of the 2017 SHMA, the greatest need is for two bed dwellings and this is to meet the needs of newly forming households.</u> The SHMA also recommends that intermediate tenure options should continue to be actively promoted, particularly for newly-forming households, and identifies a potential market for 154 starter homes over 5 years (31 per annum). <u>In determining planning applications, the Council will have regard to the need to deliver an appropriate mix and range of affordable housing and will have regard to the most up to date evidence of need from the SHMA and any other relevant sources such as the Housing Register (which is a continually updated waiting list for rented affordable housing).</u> 6.10 The NPPF (2012) at paragraph 50 states that where local authorities have identified that affordable housing is needed, local plans should contain policies for meeting this need on site, unless off site provision or a financial contribution of broadly equivalent value can be justified. A Written Ministerial Statement in November 2014 and subsequent changes to national planning policy guidance (PPG) sought to bring in a number of measures intended to

		<p>lift the burden imposed on small developers by affordable housing and tariff style (section 106) contributions. The Government's decision to adopt new policy by way of Written Ministerial Statement was quashed in July 2015. However, that decision was overturned by the Court of Appeal in May 2016. Accordingly, the Written Ministerial Statement and amendments to the NPPG have been reinstated. The main effects on national affordable housing policy and guidance are as follows: <u>This plan has been examined against the provisions of the 2012 NPPF. This version of the NPPF combined with the NPPG included thresholds below which on site affordable housing provision and off site financial contributions should not be required. These and the reference to vacant building credit are given below:</u></p> <ul style="list-style-type: none"> • A new national site size threshold has been introduced. Local Planning Authorities should no longer seek affordable housing contributions from developments of 10-units or less, and <u>those</u> which have a maximum combined gross floor space of no more than 1,000 square metres (gross internal area) • In designated rural areas authorities may choose to implement a lower threshold of 5 dwellings or less. Where the lower 5-unit or less threshold is applied, affordable housing and tariff style contributions should be sought from developments of between 6 and 10 units in the form of cash payments which are commuted until after completion of units within the development • Vacant building credit has been introduced. Authorities should apply the credit where developments include the re-use or redevelopment of empty buildings, so that affordable housing contributions relate only to net increases in floor space. <p>6.11 The Craven Local Plan Viability Assessment: Addendum (November 2017) has assessed the impact of the Council's emerging policies which seek developer contributions for open space, sport and recreation, education, highway infrastructure and affordable housing on the viability of 'typical' housing sites that are likely to come forward during the plan period. Fourteen different typologies have been assessed and tested based on different sizes and locations across the plan area, including sites between the thresholds of 5 <u>6</u> to 10 dwellings. The Viability Assessment concludes that 30% affordable housing <u>on greenfield sites</u> is viable across all site typologies <u>for general market housing</u> (apart from rural exception sites).</p> <p><u>The Craven Local Plan Viability Reports: Brownfield Land Update (October 2018) and the Supported Living for Older People Update (Oct/Nov 2018) provide the justification for the level of affordable housing contributions set out in this policy for general market housing on previously developed land and for specialist housing for older people on both greenfield and previously developed land. A definition of the two types of specialist housing for older people set out in this policy is provided in the supporting text to Policy H1 of this plan</u></p>
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		<p>6.12 The Spatial Strategy of the local plan at Policy SP4 makes an allowance for sites to be delivered in the smaller Tier 5 settlements across the plan area, most of which are designated rural areas¹. The conclusion of the Viability Assessment is that the provision of 30% affordable housing on small sites between the thresholds of 56 to 10 dwellings is viable. This means that developments of 6 to 10 dwellings can contribute in a small, but nevertheless important way to a key objective of the local plan to improve housing choice in terms of house type, size, tenure, price and location and to address the issue of a shortfall in affordable homes across Craven, as evidenced in the SHMA 2017. A lower threshold of 5 dwellings in the designated rural areas of Craven is therefore considered to be justified. In compliance with the Written Ministerial Statement, draft local plan Policy H2 requires cash <u>Financial contributions will to be required</u> made from such sites rather than on-site provision.</p> <p>6.13 To address the issue of a shortfall in affordable homes across Craven, increasing the supply of new affordable homes is a priority for the local plan. Securing new affordable homes through the planning system is an effective way of achieving this. The local plan sets out policy mechanisms which seek to meet full <u>maximise</u> affordable housing <u>provision</u> needs through a number of approaches, including: the contribution of affordable homes by housing developers, where the homes are usually taken on by registered providers (e.g. housing associations); financial contributions from housing developers, where the money is used to secure affordable homes off-site; and the release of rural exception sites. As well as registered providers, there are other affordable housing providers who may operate under equivalent arrangements or, more often, may specialise in offering innovative intermediate tenure products. In addition to increasing the supply of new affordable homes, Craven District Council, North Yorkshire County Council and registered providers will seek to reduce the need for affordable housing through homeless prevention measures, mortgage rescue schemes and the provision of grants and loans to support necessary alterations or energy efficiency measures to improve existing unsuitable housing. The local plan's employment policies will also help to make living in Craven more affordable for people who work in Craven, by promoting local employment opportunities.</p> <p>6.14 Affordable housing can comprise a number of different types of accommodation ranging from affordable (sub market) rent products, to intermediate tenures such as shared equity (shared ownership and equity loans); discounted sale housing and rent to buy. Affordable housing is housing for sale or rent, for those whose needs are not met by the market and is defined in the NPPF. However, "low cost market" housing is not considered as</p>
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		<p>affordable housing for planning purposes. It is important that in providing affordable housing, a range of tenure types and products is provided to help to address the range of needs of different households.</p> <p>6.18 Only in very exceptional circumstances will the local planning authority review individual sites in terms of scheme viability. <u>In some circumstances, development proposals may seek to include a lower proportion of affordable housing. To comply with this policy these circumstances must be exceptional. For example unusual and wholly unexpected/unforeseen development costs which affect scheme viability, or where there are clear and overriding reasons to meet other planning objectives, such as the restoration of heritage assets.</u> In these exceptional circumstances developers will be expected to conduct negotiations on a transparent and ‘open book’ basis⁴⁴. <u>In all cases the Council will look to maximise the provision of affordable housing having regard to the circumstances of individual sites and scheme viability”</u></p> <p>⁴⁴ The Council will always want to respect the nature of information provided in confidence, however because the Council is a public authority, under the Environmental Information Regulations, any information it holds can be subject to disclosure to third parties. Obviously the Council would approach applicants where the possibility of this disclosure may arise.</p> <p>6.20 The basis of the calculation of financial contributions in lieu of on-site provision will be the difference between affordable housing transfer values and open market values for 70sqm two-bedroom houses assuming they are available on the same site. On flatted schemes, the commuted sum will be based on the affordable housing transfer values for similar units. The market value of dwellings will be determined having regard to the asking price and any sales where contracts have been exchanged, along with any evidence of market sales in the locality. The value of affordable housing will be determined by the Council’s latest published transfer prices⁴⁵ (the prices a registered provider will pay to a developer for affordable units). Any financial contributions obtained will be used to secure off-site provision to help meet the district’s affordable housing needs. <u>Such off-site contributions/provision will rarely be appropriate for general housing and will be acceptable only where doing so would meet wider planning or housing objectives e.g. on flatted schemes where management arrangements may make on-site affordable housing more expensive through the application of service charges.</u> The Council will publish additional practical guidance on the provision of affordable housing in the form of a supplementary planning document (SPD). This will include guidance on the limited circumstances in which off-site provision or financial contributions will be considered in lieu of on-site provision <u>and more detail on how financial contributions will be calculated.</u></p> <p>⁴⁵ The Council’s transfer prices have been reviewed in 2017. They are currently set at £1,000 per square metre</p> <p>6.21 A vacant building credit is equivalent to the existing gross floorspace of any vacant buildings on a site and is</p>
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			<p>deducted from the normal affordable housing contribution required by the Council. It applies to vacant buildings that are to be brought back into use or to be demolished for re-development, but not to abandoned buildings. This <u>is</u> national policy <u>and</u> is intended to incentivise brownfield development, including the reuse or redevelopment of empty and redundant buildings. The Council <u>will use national policy and guidance</u> bear this in mind when considering to determine whether a vacant building credit should apply to a particular development and will use the credit to help bring forward brownfield development that might not otherwise occur or might be postponed indefinitely. Vacant building credit will be deducted from the overall affordable housing contribution calculation. This will apply in calculating either the number of affordable housing units to be provided within the development or where an equivalent financial contribution is being provided.</p> <p>6.25 Proposals for exception sites which <u>seek to</u> include an element of market housing should be accompanied by a detailed financial appraisal to justify the need to include market housing and to demonstrate that the number of market homes proposed is the minimum required to deliver an appropriate mix of affordable homes whilst ensuring viability of the scheme. <u>Furthermore, no more than 30% of the units in a scheme should be for market housing. Any higher percentage of market housing would undermine the integrity of these sites being 'exception' sites where housing is not normally permitted.</u> The Council will publish additional practical guidance on the provision of affordable housing, <u>including</u> on rural exception sites in the form of a supplementary planning document (SPD). This will include for example, guidance on what a 'local area' means in the context of the policy.</p>
MM93	174, 175 and 176	Policy H2 Affordable Housing	<p>a) Local affordable homes that are needed in the plan area will be delivered by Affordable housing will be provided as part of <u>general market housing developments, as follows:</u></p> <p>I. the provision of a minimum of 30% of proposed new dwellings as affordable housing on greenfield sites <u>On greenfield sites, developments of 11 dwellings or more, and on any site developments with a combined gross floor area of more than 1000 sqm will provide not less than 30% of new dwellings as affordable housing.</u> In designated rural areas, proposals <u>developments</u> on greenfield sites of 6 to 10 dwellings will be required to make an equivalent financial contribution <u>for affordable housing</u>; Development proposals that seek to provide a lower level of affordable housing contribution will not be acceptable unless it can be clearly demonstrated that exceptional circumstances exist which justify a reduced affordable housing contribution</p> <p>II negotiating with developers and landowners on brownfield sites to secure a proportion of new dwellings as</p>

		<p>affordable housing or to secure an equivalent financial contribution- On brownfield sites, developments of <u>11 dwellings or more, and developments with a combined gross floor area of more than 1000 sqm will provide not less than 25% of new dwellings as affordable housing. In designated rural areas, developments on brownfield sites of 6 to 10 dwellings will be required to make an equivalent financial contribution for affordable housing;</u> In negotiating schemes the local planning authority will look to maximise provision having regard to the circumstances of individual sites and scheme viability. Developers will be expected to conduct negotiations on a transparent and ‘open book’ basis. In appropriate circumstances, the local planning authority will apply vacant building credit and will reduce on-site and/or financial contributions accordingly.</p> <p>III. supporting registered providers in bringing forward wholly affordable schemes within Craven’s market towns and villages;</p> <p>IV supporting in principle, the release of rural exception sites.</p> <p>b) Affordable homes will also be provided in conjunction with registered providers through the purchase and repair of existing dwellings, alterations and improvements to the existing affordable housing stock and through the re-use of empty homes.</p> <p><u>Specialist Housing for Older People</u></p> <p><u>b) Affordable housing will be provided as part of specialist housing developments for older people as follows:</u></p> <p><u>Age Restricted/Sheltered Housing</u></p> <p><u>I. On greenfield sites, developments of Age Restricted/Sheltered Housing or similar housing included in Policy H1, will provide not less than 30% new dwellings as affordable housing;</u></p> <p><u>II. On brownfield sites, developments of Age Restricted /Sheltered Housing similar housing included in Policy H1, will provide not less than 25% of new dwellings as affordable housing;</u></p> <p><u>Assisted Living/Extra Care Housing</u></p> <p><u>III. On greenfield sites developments of Assisted Living/Extra Care Housing, or similar housing included in Policy H1, will provide not less than 12% of new dwellings as affordable housing;</u></p> <p><u>IV. On brownfield sites developments of Assisted Living/Extra Care Housing, or similar housing included in Policy H1, will provide not less than 7% of new dwellings as affordable housing.</u></p> <p><u>c) Providing an off-site contribution in lieu of an on-site contribution will only be supported where there are clear</u></p>
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			<p>obligation will seek to ensure that affordable units <u>dwelling</u>s are maintained in perpetuity for households in affordable housing need or that the affordable housing subsidy is recycled.</p> <p>f) i) Proposals for 100% affordable housing schemes-developments in or adjoining <u>outside the main built up area of Tiers 2 to 5 any settlements in the plan area (except Skipton)</u> will be supported where:</p> <p>I. a scheme <u>the development</u> will help to meet but not exceed proven need in the local area <u>parish or a combination of parishes, as appropriate; and</u></p> <p>II. the site is small and is physically and visually well related to the settlement; and</p> <p>III. provision is made for the affordable units to be maintained in perpetuity for households in affordable housing need or for the affordable housing subsidy to be recycled.</p> <p>g) i) Very special circumstances will be required to allow any m- <u>Market housing on proposed rural exception sites will only be allowed and this will be</u> where it can be demonstrated that:</p> <p>I. these are <u>the market housing is</u> essential to enable the delivery of the affordable homes <u>housing</u> by a registered provider and the delivery of an appropriate mix of affordable house <u>dwelling</u> types and tenures to reflect need in the local area; and</p> <p>II. the market homes proposed <u>market dwellings are</u> <u>represent no more than 30% of the total number of dwellings proposed on the site and are</u> the minimum number required to achieve viability in the absence of any public subsidy or with reduced public subsidy, <u>and</u></p> <p>III. <u>the developer has submitted an 'open book' viability assessment which shows that</u></p> <p><u>i. aspirational land values have not been used to justify a higher proportion of market value units, and</u></p> <p><u>ii. viability has been based on reasonable land values for a rural exception site</u></p>
MM93a	175	Policy H2 Affordable Housing	<p>b) Affordable homes will also be provided in conjunction with registered providers through the purchase and repair of existing dwellings, alterations and improvements to the existing affordable housing stock and through the re-use of empty homes.</p> <p><u>Specialist Housing for Older People</u></p> <p><u>b) Affordable housing will be provided as part of specialist housing developments for older people where falling within Use Class C3 as follows:</u></p>

			<p><u>Age Restricted/Sheltered Housing</u></p> <p><u>I. On greenfield sites, developments of Age Restricted/Sheltered Housing or similar housing included in Policy H1, will provide not less than 30% new dwellings as affordable housing;</u></p> <p><u>II. On brownfield sites, developments of Age Restricted /Sheltered Housing similar housing included in Policy H1, will provide not less than 25% of new dwellings as affordable housing;</u></p> <p><u>Assisted Living/Extra Care Housing</u></p> <p><u>III. On greenfield sites developments of Assisted Living/Extra Care Housing, or similar housing included in Policy H1, will provide not less than 12% of new dwellings as affordable housing;</u></p> <p><u>IV. On brownfield sites developments of Assisted Living/Extra Care Housing, or similar housing included in Policy H1, will provide not less than 7% of new dwellings as affordable housing.</u></p>
MM94	179	Policy H3 Gypsies, Travellers, Showmen and Roma Part d) and g)	<p>d) The site is of sufficient size to provide a good residential environment <u>for future occupiers</u>, in terms of design, layout, spacing, provision of facilities, and amenity space; has good and safe access to the public highway and adequate space within the site for the parking and turning of vehicles;</p> <p>g) The proposal and neighbouring land uses are compatible can satisfactorily co-exist and the proposal relates well in scale and location to <u>existing</u> neighbouring <u>occupiers</u>. settled communities;</p>
MM95	180 and 181	Supporting Text to Policy EC1 Para 7.4	<p>7.4 Draft Policy EC1 sets out a positive context within which proposals for economic/employment uses are considered. The policy seeks to facilitate the delivery of economic development and employment proposals through a criteria based policy approach that enables the delivery of economic/employment related development in the right locations, within the context of draft policy SP2 and the spatial strategy – draft Policies SP5 to SP 11. <u>As such economic/employment related development will be appropriately located to avoid emissions arising from industry and infrastructure affecting sensitive land uses including residential developments, hospitals, hotels, motels, hostels, caravan parks, schools, nursing homes, child care facilities, shopping centres, playgrounds, and some public buildings.</u></p> <p>7.7 It is though, recognised that there will be circumstances where it will not always be appropriate or desirable to retain sites and premises in employment generating uses. For example there may be <u>ongoing amenity issues for</u></p>

			<p><u>occupiers of neighbouring properties from existing industrial uses that cannot be mitigated, or the road network or access serving the employment use may be unsuitable for the continued use of the site for employment uses. Such matters would need to be demonstrated as part of a planning application submission.</u> Policy EC2 sets out circumstances where non employment generating uses on sites and premises currently in employment uses may be considered appropriate and/or acceptable. In particular, where employment generating activities cause amenity issues to surrounding sensitive uses that cannot adequately mitigated, In such circumstances, non employment uses may be considered favourably</p>
MM96	182	<p>Policy EC1 Employment and Economic Development First paragraph Part d), g) and h)</p>	<p>Proposals for employment/economic development in existing employment areas (Policy EC2), on land allocated for employment/mixed use (<u>Policies SP5 to SP11</u>), or in locations that accord with the Spatial Strategy (SP4) <u>within the main built up area of Tier 1 to 5 settlements, as defined in Policy SP4</u>, will be supported subject to compliance with the following criteria:-</p> <p>d) The proposal being adequately served by communications infrastructure <u>i.e. broadband, where possible</u>; and</p> <p>g) There are no allocated sites or existing employment areas available in the local area settlement or the <u>nearest Tier 1 to 4 settlement</u> that could accommodate the proposal; <u>or</u>,</p> <p>h) The proposed activity requires a specific location in which to operate adequately; <u>or</u></p>
MM97	181	<p>Supporting Text to Policy EC2 Para 7.7</p>	<p>7.7 It is though, recognised that there will be circumstances where it will not always be appropriate or desirable to retain sites and premises in employment generating uses. For example there may be <u>ongoing amenity issues for occupiers of neighbouring properties from existing industrial uses that cannot be mitigated, or the road network or access serving the employment use may be unsuitable for the continued use of the site for employment uses. Such matters would need to be demonstrated as part of a planning application submission.</u> Policy EC2 sets out circumstances where non employment generating uses on sites and premises currently in employment uses may be considered appropriate and/or acceptable. In particular, where employment generating activities cause amenity issues to surrounding sensitive uses that cannot adequately mitigated, In such circumstances, non employment uses may be considered favourably</p>
MM98	183	<p>Policy EC2 Safeguarding Existing Employment</p>	<p>In order to ensure that there is an adequate supply of employment locations in Craven for 'B' Class Uses, sites <u>currently in 'B' class uses and sites</u> identified on the policies inset map as: existing sites and premises in 'B' Class use in existing employment areas, sites with extant commitments for 'B' Class Use, will be safeguarded from non 'B' Class uses unless:-</p>

		Areas First paragraph, Part b), and c)	<p>b) It is demonstrated that there is no reasonable prospect of the site being retained, reused or redeveloped for a 'B' Class employment generating use; <u>and</u></p> <p>c) The proposed new use is compatible with surrounding uses, and will not result in adverse effects to new <u>and existing</u> occupiers that cannot be adequately mitigated.</p> <p><u>Existing live/work units in the plan area will be safeguarded from changes to non-employment uses unless proposals meet the requirements of criterion f) of Policy EC3: Rural Economy.</u></p>
MM99	184 and 185	Supporting Text to Policy EC3 Para 7.12	<p>7.12 New opportunities are likely to arise in farming, land management and support services, and in the use of farmland and buildings for things other than agriculture, for example green technology, renewable and low-carbon energy, flood management and related areas of research are potential areas of growth. Sustainable tourism projects will continue to be important; there may be further opportunities for combined living and working in rural areas; and local firms will wish to grow and expand. This policy supports the rural economy by recognising the contribution that existing live/work units make to the rural economy. Existing live/work units will therefore be protected.</p> <p><u>For the purposes of Policy EC3, live/work units are defined as buildings of sufficient size to accommodate a genuine business use and that any residential accommodation will be ancillary to that use. Proposals for substantial residential accommodation with a token area given over to business use will be considered to be residential development and subject to the requirements of Policy SP4 and will therefore fall outside the scope of policy EC3. The proposal must relate to an employment use which is designed so that it can be used independently of the dwelling space (so that employment potential is not restricted only to occupants of the dwelling space). The occupancy of the living space will be restricted to a person directly involved with the business being operated. The exact ratio of employment to residential space and restrictions relating to the occupancy of the living space will be specified by conditions attached to any planning permission as appropriate. The continued use of existing live/work units will therefore be supported. The conversion of existing live/work units to other uses will be supported provided it can be demonstrated, through robust marketing evidence, that the existing live/work unit is no longer required or that there is no reasonable prospect of it being used for its intended purpose in the future. Marketing evidence must substantiate a robust conclusion that every reasonable attempt has been made to secure a suitable business reuse, that the building is no longer suitable for commercial activity or that it is no longer required by other occupiers.</u></p>
MM100	185	Policy EC3	e) Acknowledging the potential social, economic, environmental benefits of reusing existing buildings by supporting

		Rural Economy Parts e) and f)	<p>proposals for their <u>conversion, including to employment use or live/work units, of barns and other vernacular buildings for residential and/or employment uses within sustainable rural locations</u>, providing opportunities for people to live and work locally.</p> <p>f) <u>Supporting the continued use of</u> Protecting <u>existing live/work units for the valuable contribution they make to the rural economy. The conversion of existing live/work units to other uses will be supported provided it can be demonstrated that there is no reasonable prospect of the live/work unit being re-used.</u></p>
MM101	187	Supporting Text to Policy EC4 Para 7.19	<p>7.19 Tourism Development Commitment. Land <u>designated as the Tourism Development Commitment is located to the west of Hellifield (shaded grey in Diagram EC4) and is outlined by a red dashed line in Diagram EC4B. This land benefits from extant planning permission for construction of a rural environmental centre (comprising tourism, exhibition, training, equestrian and livestock buildings, a hotel and nature conservation area)¹ .but, However, the extent of operational development (buildings etc.) allowed by the planning permission is limited to three areas within the red dashed line and identified by grey hatching in the diagram, with most of the land remaining as fields, a nature conservation area, open public space and a grass car park. Designation of the Tourism Development Commitment recognises the extent of operational development already approved and related Policy EC4B sets out the Council's approach to proposals for alternative sustainable tourism development, which may come forward in the future. The local plan will support s</u> Such proposals will be supported, in principle, provided that they <u>promote sustainable tourism and fully address important matters of landscape, heritage, local character and appearance, archaeology, biodiversity, local green space and public rights of way, in accordance with local plan policies ENV1, ENV2, ENV3, ENV4, ENV10 and ENV12.</u></p>
MM102	194 and 195	Policy EC4 Tourism Part h)	<p>h) Supporting alternative sustainable tourism development of land designated as a Tourism Development Commitment, provided that the broad requirements set out below and illustrated on Diagram EC4 are met:</p> <ul style="list-style-type: none"> I) Conservation of the landscape and of the setting and special qualities of the Yorkshire Dales National Park II) Conservation of heritage assets, including archaeological remains, the Long Preston Conservation Area and the Settle Carlisle Conservation Area III) Conservation of biodiversity value IV) Preservation or enhancement of Local Green Space, including its open character, local significance and value to the community

			<p>V) Preservation and enhancement of the existing public rights of way network.</p> <p>Proposals that include the development of non-designated land (shown in white on Diagram EC4) for the purposes of sustainable tourism will be supported, in principle, provided that the land adjoins the designated Tourism Development Commitment and the proposals are sensible in scale and meet the requirements of I) to V) above.</p>
MM103	190	Supporting Text to Policy EC4A Para 7.27	<p>7.27 The Council therefore proposes to include an additional, but related policy to EC4 (EC4A), to support sensitive and sustainable tourism-led, mixed-use development at Bolton Abbey, in the general locations identified at Bolton Abbey and Bolton Bridge (see Policies Inset Map No.24), subject to a comprehensive strategy and Masterplan for the Core Visitor Area being produced in collaboration with and to the satisfaction of itself (as local planning authority) and other key stakeholders, including the Yorkshire Dales National Park Authority, <u>to the satisfaction of itself and the Yorkshire Dales National Park Authority (as local planning authorities)</u> and in consultation with other key stakeholders, including Historic England, Natural England and the Environment Agency. Development proposals will be expected to accord with the principles of the Masterplan and development proposals which would prejudice the delivery of the related strategy for the Core Visitor Area will not be permitted.</p>
MM104	196 and 197	Policy EC4A Tourism-led Development at Bolton Abbey	<p>The provision of sensitive and sustainable tourism-led, mixed-use development at Bolton Abbey will be supported <u>within the Core Visitor Area indicated on the Policies Map (Inset Map No. 24).</u></p> <p>In particular, <u>within the Core Visitor Area</u>, the following mix of uses will be supported in principle subject to their scale, design, location, inter-relationships and cumulative impact upon the historic environment, ecology, flood risk and landscape character being acceptable:</p> <ul style="list-style-type: none"> • Tourism facilities, including but not limited to, farm shop, play barn and eating/drinking establishments; • New build visitor accommodation; • New infrastructure necessary to promote and improve cycling and walking; • Other development (e.g. residential and commercial) <u>Limited residential development to provide staff accommodation and market housing,</u> which conforms to policies elsewhere in the Local Plan; • <u>Limited commercial development, which conforms to policies elsewhere in the Local Plan.</u> <p>Larger scale development will be restricted to the following general locations indicated on the Policies Map (Inset Map No. 24):</p> <ul style="list-style-type: none"> - Land including and surrounding the main village car park at Bolton Abbey village

			<ul style="list-style-type: none"> - Land to the north-north-west of the B6160 / A59 roundabout at Bolton Bridge - Land north of the highway spur (part of former A59) to the west of the B6160 at Bolton Bridge <p>Before any development takes place, a <u>A</u> comprehensive strategy and Masterplan for the Core Visitor Area, including detailed development and design principles and a Landscape and Visual Impact Assessment, shall be produced in collaboration with, and to the satisfaction of, the local planning authority and other key stakeholders, including the Yorkshire Dales National Park Authority, <u>to the satisfaction of the local planning authorities in consultation with key stakeholders, including</u> Historic England, Natural England and the Environment Agency. Development proposals will be expected to accord with the principles of the Masterplan and developments which would prejudice the delivery of the related strategy for the Core Visitor Area will not be permitted.</p>
MM105	197	New Policy EC4B	<p><u>Policy EC4B: Tourism Development Commitment at Hellifield</u></p> <p><u>Alternative sustainable tourism development will be supported on land at Hellifield identified as grey hatching on Diagram EC4B, provided that the following requirements are met:</u></p> <ul style="list-style-type: none"> <u>I) Conservation of the landscape and of the setting and special qualities of the Yorkshire Dales National Park</u> <u>II) Conservation of heritage assets, including archaeological remains, the Long Preston Conservation Area and the Settle-Carlisle Conservation Area</u> <u>III) Conservation of biodiversity value</u> <u>IV) Preservation or enhancement of Local Green Space, including its open character, local significance and value to the community</u> <u>V) Preservation and enhancement of the existing public rights of way network</u> <u>VI) Preservation or enhancement of the character and appearance of the local area.</u> <p><u>Proposals that include the development of non-designated land (shown in white on Diagram EC4B) for the purposes of sustainable tourism will be supported in principle, provided that:</u></p> <ul style="list-style-type: none"> <u>i) the land adjoins an area identified by grey hatching on the policies map and Diagram EC4B; and</u> <u>ii) the amount of any such land is limited in scale compared to the amount of adjoining land identified by grey hatching; and</u>

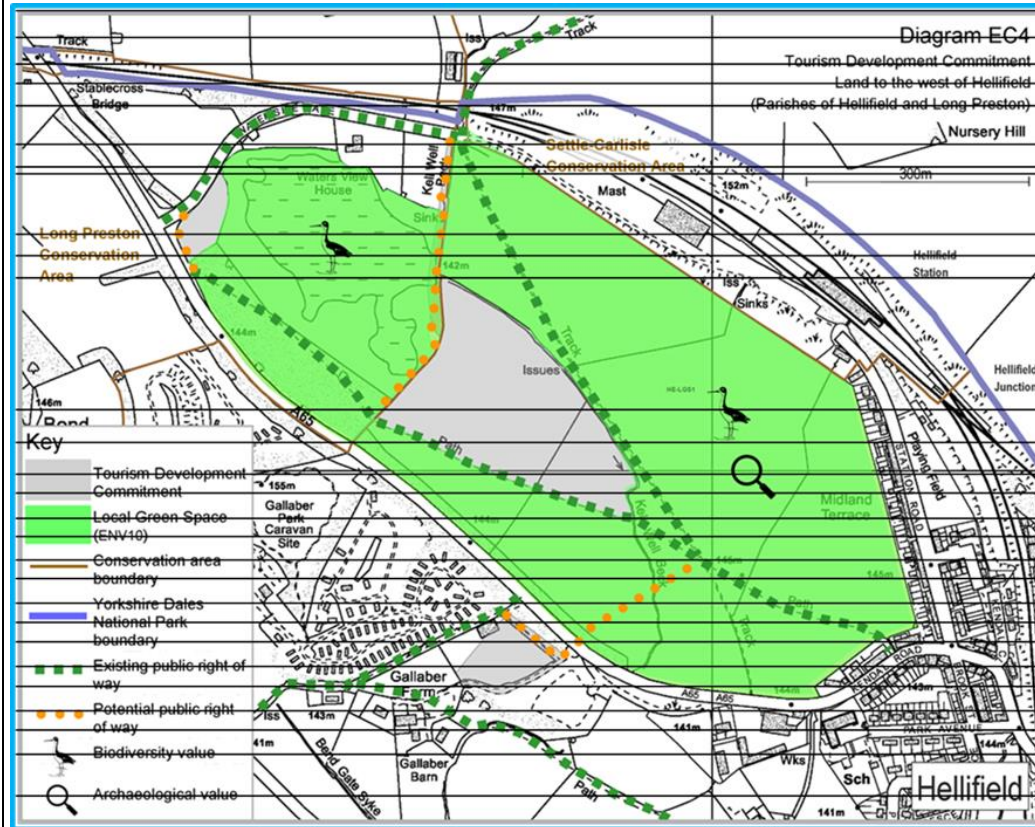
iii) the proposal meets the requirements of I) to VI) above.

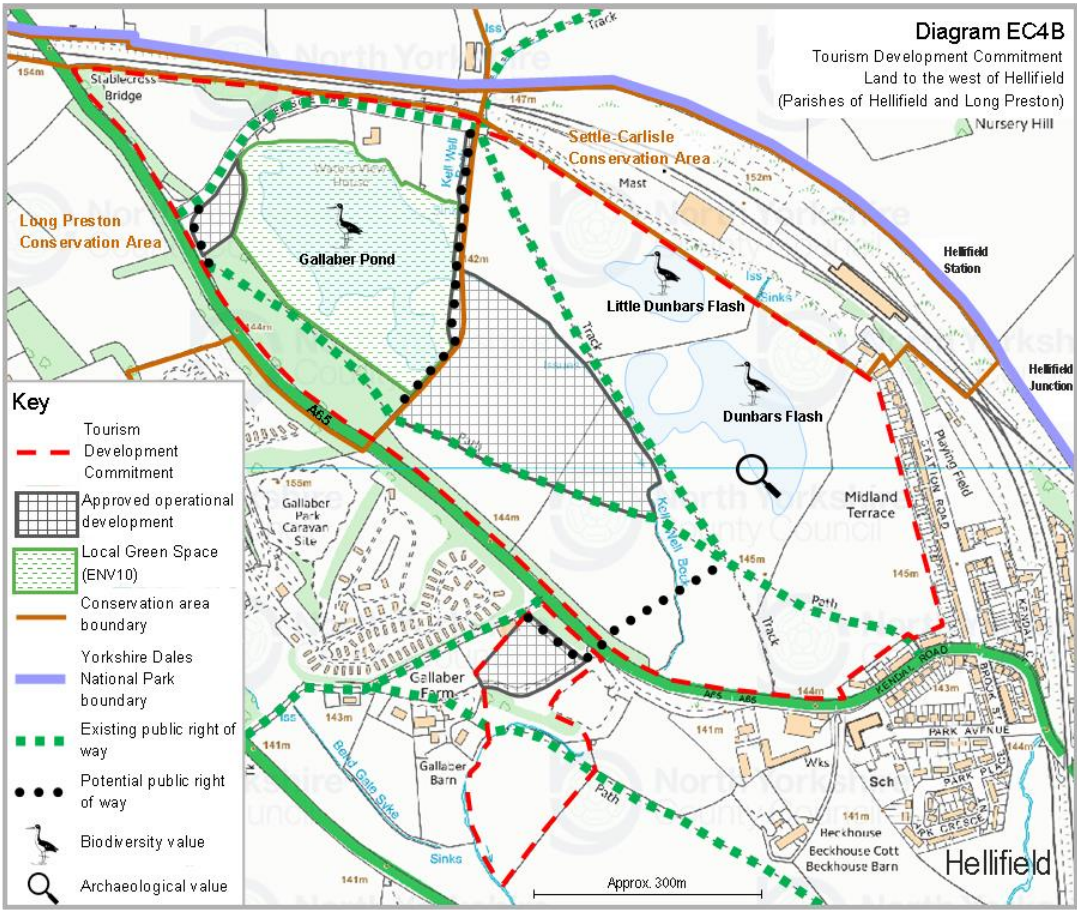
Individual proposals that accord with the Council's approach set out above must also accord with all other relevant local plan policies and any relevant neighbourhood plan policies.

MM106

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Diagram EC4



MM107	197	New Diagram EC4B	 <p>Diagram EC4B Tourism Development Commitment Land to the west of Hellifield (Parishes of Hellifield and Long Preston)</p> <p>Key</p> <ul style="list-style-type: none"> Tourism Development Commitment Approved operational development Local Green Space (ENV10) Conservation area boundary Yorkshire Dales National Park boundary Existing public right of way Potential public right of way Biodiversity value Archaeological value <p>Approx. 300m</p>
MM108	203 and 204	Supporting Text to Policy EC5 Paras 7.54 and 7.56	<p>7.54 Recent development at the rear of Skipton Town Hall has addressed a need for modern units suitable for the needs of multiple retailers. However in Skipton, the forecast <u>additional</u> need for 2,441 sq. m net new convenience retail floor space and 3,291 sq. m net new comparison retail floor space to 2032 <u>is not of does not account for commitments or recent developments since the completion of the Retail and Leisure Study in 2016. This is explicitly referenced in the study and the assessed need should be viewed in this context. Residual need should be met first by</u></p>

			<p>those sites allocated and is directed primarily to site reference SK 139 under policy SP5. In particular, the <u>The redevelopment of any car park areas in Skipton Town Centre area will need to consider whether it is appropriate to make compensatory provision for the potential loss of spaces as part of the proposal.</u></p> <p>7.56 In line with the provisions of the NPPF, the policy approach taken in the plan supports and seeks to enhance the primarily retail function of town <u>and settlement</u> centres in Craven. This is achieved through the identification of primary shopping frontages <u>in Skipton</u>, and <u>wider town and settlement</u> centres in Skipton, and Settle, Bentham, Ingleton and Crosshills which has been informed by evidence in the Retail and Leisure study. It is though, recognised that whilst the primary retail function of centres should be safeguarded, securing an appropriate balance of town centre uses including commercial, leisure, tourism, cultural, community and where appropriate residential uses is also an important factor in supporting and enhancing vitality in town centres in Craven.</p>
MM109	205, 206 and 207	Policy EC5 Town, district and Local Centres	<p>Proposals for the ongoing enhancement and focus of town and village centres as locations for commercial, retail, leisure, cultural and community activity (town centre uses) will be supported in line with the following hierarchy:</p> <p>Level 1 Town Centre – Skipton</p> <p><u>Within the Primary Shopping Area, as identified on the policies map, the retail role and function of the area will be safeguarded to protect its vitality and viability. Changes of use from retailing (Class A1) to other uses will not be permitted where this would lead to a significant adverse impact, either individually or cumulatively, on the vitality and viability of Skipton.</u></p> <p><u>Elsewhere within the town centre, as identified on the policies map, the commercial, retail, leisure, cultural and community functions of Skipton will be safeguarded and enhanced. Proposals for town centre uses will be supported where they underpin and support the function of the centre.</u></p> <p><u>Proposals for main town centre uses identified as part of the regeneration sites identified under Policy SP5 (site references SK139 and SK140) will be supported in principle, subject to meeting other relevant local plan policies, including the impact tests set out below where necessary.</u></p> <p>Level 2 Town Centre – Settle</p> <p><u>Within the town centre, as identified on the policies map the commercial, retail, leisure, cultural and community functions of Settle will be safeguarded and enhanced. Proposals for town centre uses will be supported where they</u></p>

		<p><u>underpin and support the function of the centre.</u></p> <p><u>Levels 3 and 4 District and Local Centres –Bentham, and Crosshills and Ingleton</u></p> <p><u>Within the District and Local centres of Bentham, Crosshills and Ingleton, as identified on the policies map, proposals for main town centre uses will be supported where they underpin and support the commercial, retail, leisure, cultural and community functions of these District and Local centres and are commensurate in size and scale to the role and function of the centres</u></p> <p><u>Level 4 Local Centre – Ingleton</u></p> <p>Within Skipton and Settle town centres, as identified on the proposals map, the primarily commercial, retail, leisure, cultural and community functions will be safeguarded and enhanced.</p> <p>Within the primary retail area of Skipton as identified on the proposals map, the primarily retail function of this area will be safeguarded.</p> <p>Retail Capacity</p> <p>The following capacity by centre for comparison and convenience retailing <u>as at February 2016</u> is presented in the table below. <u>Development proposals will need to take account that circumstances may change as a result of commitments and implemented developments since February 2016 and the implications these may have on potential residual capacity.</u></p> <p>Out of Centre Proposals <u>Main Town Centre Uses Outside of Defined Town Centres</u></p> <p>When considering p<u>Proposals for main town centre uses in out of centre locations outside of defined town centres as identified on the proposals policies map, proposals will be required to demonstrate that there are no sequentially preferable locations that are available and suitable for the proposed development in the town centre that could accommodate the proposal, and that the impact of the proposal will not result in a significant adverse impact on vitality and viability.</u></p> <p>The following <u>impact</u> thresholds are applied in respect of <u>retail, office and leisure use</u> proposals for town centre uses in locations outside of defined town centres:</p> <p>Out of centre proposals willl be expected to meet both the sequential and impact tests as they apply to proposals</p>
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MM110	208	Policy EC5A Residential Uses in Town and Village Centres	<p>Draft Policy EC5A: Residential Uses In Town, And Village District and Local Centres</p> <p><u>Skipton Primary Shopping Area</u></p> <p>Within the primary shopping area <u>(PSA)</u> of Skipton, as identified on the <u>proposals policies</u> map, the primarily retail function of this area will be safeguarded and protected. <u>Within the PSA of Skipton, proposals for residential use at ground floor level will only be supported where it can be adequately demonstrated that the proposed residential use will not result in the loss of retail uses. not be permitted where this would lead to a significant adverse impact on vitality and viability.</u></p> <p><u>Skipton and Settle Town Centre Areas</u></p> <p>Proposals for standalone residential uses that require planning permission within the identified town centre areas of Skipton and Settle will be supported where it can be adequately demonstrated that the proposed residential use will not result in the loss of retail, commercial, leisure accommodation or premises suitable for community uses <u>and will not result in significant adverse impact on town centre vitality and viability.</u></p> <p>Within the identified town centre areas of Skipton and Settle, mixed use regeneration proposals that include an element of residential uses will be supported where the mix of uses underpins and enhances the vitality <u>and viability of those centres.</u></p> <p><u>Bentham District Centre, Crosshills District Centre, Ingleton Local Centre</u></p> <p>Proposals for residential uses at ground floor level within <u>the District Centres of Bentham and Crosshills and the Local Centre of Ingleton as identified on the policies map</u> will be supported where the retail, commercial and leisure function of the <u>District or Local centre</u> is not undermined.</p>

			<p>First floor residential use</p> <p>At first floor level, proposals for residential uses within the identified primary shopping area of Skipton, within the identified town centre boundaries of Skipton and Settle and the district/local centres of Bentham, Crosshills and Ingleton will be supported where it can be demonstrated that the proposal will not undermine the primary-retail function of the identified centre; supports and enhances the vitality of the centre and accords with other relevant plan policies.</p>
MM111	209	Supporting Text to Policy INF1 Para. 8.1	<p>Planning obligations or “section 106 agreements” may be entered into by developers as part of the development process. They are sometimes needed to ensure that places and communities grow in a sustainable way and to help deliver the objectives, aspirations and strategy of the local plan. In general, it is preferable to attach a condition, rather than an obligation, to a planning permission, but planning law and guidance may dictate otherwise, depending on the circumstances. Where necessary, obligations will be used to mitigate the impact of development, to compensate for the loss of or damage to specific features, or to prescribe the form of development and will be <u>only be sought where they meet all of the following tests</u>:</p> <ul style="list-style-type: none"> • necessary to make the development acceptable in planning terms; • directly related to the development; and • fairly and reasonably related in scale and kind to the development. <p>Development will be resisted if necessary mitigation measures cannot be secured through appropriate conditions or obligations.</p>
MM112	211	Policy INF1 Planning Obligations First paragraph	<p>Where necessary, planning obligations will help to mitigate the impact of Craven’s growth, support the provision of local infrastructure as identified under policies H2, INF2, INF3, INF5 and INF6 <u>and INF7</u>, secure community benefits and achieve sustainable development. This will be done in the following ways.</p>
MM113	215	Policy INF2 Community Facilities and Social Spaces Part e), f) and g)	<p>e) The facility is not suitable or needed for any alternative community use; <u>and</u></p> <p>f) The facility and its use are no longer viable in financial or functional terms and all reasonable efforts have been made to retain the facility and to continue its use; <u>and</u></p> <p>g) Rigorous and r <u>Realistic</u> marketing of the facility has been carried out recently, but has been unsuccessful, with</p>

			little or no genuine interest being shown; <u>or</u>
MM114	221, 222 and 223	Policy INF3 Sport, Open Space and Recreation Facilities Parts a), c), d)1.and 2,	<p>a) Supporting proposals for the provision of new sport, open space and built sports facilities, or for the improvement of existing sport, open space and built sports facilities, including facilities for temporary events, provided the proposals are of a scale in keeping with the location, are well located and accessible <u>by different modes of transport including walking, cycling and public transport</u> and accord with all relevant local plan policies and any relevant neighbourhood plan policies.</p> <p>c) <u>New provision or contributions towards improving existing spaces and facilities must cater for the needs arising from the development.</u> Where a quantity deficiency exists in a location, the Council will seek, where possible, on-site provision of facilities and will expect appropriate arrangements to be made for their on-going maintenance. Where the locality has a deficiency in the quality of existing open space or sports <u>and recreation</u> facilities, the Council will require a contribution to be made to address that <u>qualitative</u> deficiency <u>off-site</u>. Deficiencies are identified in the Playing Pitch Strategy, Open Space Assessment and Built Sports Facilities Strategy 2016 and any subsequent updates when compared against minimum standards. New provision or contributions towards improving existing spaces and facilities must cater for the needs arising from the development, in accordance with the open space, sport and built sports facility standards set out in Appendix A and the specific recommendations and actions set out in the Playing Pitch Strategy (PPS) and the Built Sports Facilities Strategy 2016 and subsequent updates. Financial contributions towards off-site provision of new or improved sport, open space and built sports facilities will be calculated according to the formula set out in Appendix A. <u>The requirement for either on-site or off-site provision will be calculated by applying the standards and formula set out in Appendix A.</u></p> <p>d) Safeguarding existing sport, open space and built sports facilities from unnecessary and avoidable loss. This means that development proposals involving the loss of sport, open space or built sports facilities will only be supported in the following limited circumstances:</p> <ol style="list-style-type: none"> 1. A surplus in the relevant type of sport, open space or built sports facility has been identified, in the locality, by the Playing Pitch Strategy, Open Space Assessment and Built Sports Facilities Strategy 2016 (or any subsequent updates), and the site cannot be reused or adapted to meet an identified deficit in another type or form of sport, open space or recreational facility; <u>or</u> 2. An equivalent replacement sport, open space or built sports facility, the benefit of which will be at least equal to that being lost, is to be provided on the site or in an accessible location nearby; <u>or</u>

MM115	224	Supporting Text to Policy INF4 Para 8.35	North Yorkshire County Council In their role as local highway authority <u>and a statutory consultee on planning applications, North Yorkshire County Council have set out matters for consideration on transport issues including parking standards in the 2015 document</u> <u>has published 'Interim Guidance on Transport Issues including Parking Standards and Advice on Transport Assessments and Travel Plans (2015)'. These parking standards can be found in appendix X (to be added later) of the Local Plan. This publication provides useful guidance on recommended minimum parking standards for cars, motorised two-wheel vehicles, disabled parking and operational service requirements. Developers are encouraged to refer to this guidance when formulating proposals for planning applications, as it will help them to ensure that all relevant considerations are identified, taken into account and adequately addressed in their submissions.</u>
MM116	226	Policy INF4 Parking Provision First paragraph Parts b) and c)	<p>Parking provision and management for cars and other vehicles will be important in making decisions on n <u>New developments will help to minimise congestion, encourage sustainable transport modes and reduce conflict between road users by ensuring proper provision and management of parking for cars and other vehicles. The following factors will be important This will be achieved in the following ways:</u></p> <p>b) The application of minimum parking standards for cars, motorised two wheel vehicles, disabled parking and operational service requirements as set out by the local highway authority, North Yorkshire County Council. The provision of appropriate parking space for cars, motorised two-wheel vehicles, disabled parking and operational service requirements having regard to the nature and circumstances of the proposed development. The Council will adopt a flexible approach with each case being determined on its own merits, enabling good design solutions to be achieved.</p> <p>d) In drawing up and determining proposals for new development, relevant consideration will be given to policies and objectives within the parking strategies of Craven District Council (for off street parking) and North Yorkshire County Council (for on street parking) <u>any likely impacts on public off-street parking and parking on the public highway (on-street parking).</u></p>
MM117	229	Policy INF5 Communications Infrastructure Footnote for	<u>Sensitive areas are identified as Forest of Bowland AONB (including setting); Yorkshire Dales National Park (including setting), Conservation Areas, Listed Buildings, Scheduled Ancient Monuments, Registered Parks and Gardens, Special Protection Areas (SPA), and Special Areas of Conservation (SAC), Sites of Interest for Nature Conservation (SINC), Sites of Special Scientific Interest (SSSI), Ancient Woodland.</u>

		Part c) and Part e)	e) All new development will be required to enable a Next Generation Access broadband connection (or its equivalent) where viable. Where it can be demonstrated that the provision of a Next Generation Access broadband connection (or its equivalent) is not viable <u>or possible</u> , proposals should provide a minimum download connection of 10Mbps or the requirements of any universal service commitment <u>obligation</u> , whichever is greater, and incorporate suitable infrastructure to support delivery of Next Generation Access broadband (or its equivalent) at a future date.
MM118	230 and 231	Supporting Text to Policy INF6 Para 8.55	<p>8.55 Provision of education infrastructure is an integral part of new residential development and is an important element in achieving sustainable communities. In considering development proposals consultation will take place with North Yorkshire County Council as the local education authority who have a statutory duty to ensure sufficient school places are provided for the additional children from such development. The form of developer contribution towards education provision will vary from site to site and size of development. Appendix B sets out the Council's approach for calculating developer contributions for both primary and secondary education facilities. Craven District Council has worked closely with North Yorkshire County Council, (the Local Education Authority (LEA)) in producing the local plan, and based on the growth planned in Skipton and Bentham, this work has identified the potential need for two new primary schools in Skipton and an extension to the primary school in High Bentham, and the need to provide for education infrastructure in association with residential development. This provision is an important element in achieving sustainable communities.</p> <p><u>The local plan mechanisms, for enabling these new schools and school extension to be built, and for the provision of new school places in association with residential development are:-</u></p> <ul style="list-style-type: none"> <u>the safeguarding of land for education purposes within two residential site allocations in Skipton and one in Bentham</u> <u>a system of collecting developer contributions via Section 106 legal agreements from residential developments which are likely to have a significant impact on increasing pressures on school capacity.</u> <p><u>Appendix B to the plan sets out how developer contributions are calculated, so as to conform with the Community Infrastructure Levy (CIL) Regulations 2010, as amended, on planning obligations.</u></p> <p><u>The Council has worked closely with both the local education authority (LEA/CSA) and the Education and Skills Funding Agency (ESFA) in preparing this policy. In September 2018, a Department for Education (DfE) consultation commenced on 'Establishing pupil yields from housing development and securing developer contributions for education'. The LEA is committed to reviewing its evidence base on pupil yields and development costs/cost multipliers in the light of the outcome of this consultation, working with the ESFA. As part of the review the LEA intend</u></p>

			<p><u>to use the DfE Scorecard data. When this review is completed, Craven District Council will need to consider what the implications are for planning for education in the plan area. The options include the production of a supplementary planning document or a partial review of the plan in connection with this policy and/or Appendix B, taking into account plan viability.</u></p> <p><u>It is possible that the educational need for one or both of the two potential primary schools in Skipton and the school extension in Bentham will be met elsewhere in Skipton and Bentham respectively. Under these circumstances, the LEA will determine if this is the case and inform the LPA if any of the areas of land safeguarded for primary schools in Skipton and Bentham are no longer required for educational purposes. If the safeguarded land is no longer required for the provision of a primary school or school extension, residential development will be acceptable in principle provided any proposal for residential development meets the development principles set out for the remainder of the site at Policy SP5 and SP7 respectively and accords with other relevant Local Plan policies.</u></p>
MM119	231	Policy INF6 Education Provision	<p>Where necessary, planning obligations towards primary and secondary provision will help to mitigate the impact of Craven's growth and achieve sustainable development. This will be done in the following ways:</p> <p>a) All new housing and mixed-use developments of more than 25 dwellings in the principal town service centre of Skipton and 15 or more dwellings in all other areas regardless of site area including those on sites allocated under local plan policies SP5 to SP11, will be required to provide or contribute towards new or improved primary school facilities.</p> <p>b) All new housing and mixed-use developments of more than 100 dwellings including those on sites allocated under local plan policies SP5 to SP11, will be required to provide or contribute towards new or improved secondary school facilities.</p> <p>c) Contributions will not be sought for sheltered accommodation or genuine elderly person, student or holiday accommodation, temporary housing or bedsits and one-bedroom dwellings, if they are clearly incapable of being enlarged to two-bedroom units.</p> <p>d) Contributions are only required where a local need is identified by North Yorkshire County Council.</p> <p>e) Contributions secured through planning obligations for education will be compliant with Policy INF1.</p> <p><u>Craven's growth will ensure that a sufficient choice of school places is available to meet the needs of existing and new residents. This will be achieved in the following ways.</u></p>

		<p><u>a) Supporting proposals for the provision of new, replacement and extended or altered schools which are of a scale in keeping with the location, are accessible and accord with all relevant local plan policies and any relevant neighbourhood plan policies.</u></p> <p><u>b) Unless the educational need is met elsewhere in Skipton, 1.8 hectares of land will be safeguarded for new primary school provision in Skipton within the following sites allocated in the Local Plan, in accordance with Policy SP5:</u></p> <p style="padding-left: 40px;"><u>i. SK0081, SK0082, and SK0108: Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, and</u></p> <p style="padding-left: 40px;"><u>ii. SK089 and SK090: Land to the north of Airedale Avenue and Elsey Croft and east of the railway line.</u></p> <p><u>c) Unless the educational need is met elsewhere in Bentham, 0.3 hectares of land will be safeguarded for an extension to Bentham Primary School within land allocation HB038, in accordance with Policy SP7.</u></p> <p><u>d) Where a residential or mixed use development would result in a deficit of school places in the area, and is above the site size threshold below, it will be required to provide developer contributions for education provision, in accordance with Policy INF1 and Appendix B of this plan, or any subsequent supplementary planning document, to meet the resultant deficit. The site threshold sizes, controls and exemptions, which apply are:</u></p> <p style="padding-left: 40px;"><u>i. For primary schools: more than 25 dwellings in the town of Skipton and 15 or more dwellings outside of Skipton, and</u></p> <p style="padding-left: 40px;"><u>ii. For secondary schools: more than 100 dwellings across the plan area.</u></p> <p style="padding-left: 40px;"><u>iii. Contributions will be sought from proposed developments on local plan allocated sites, and on windfall sites that are phased or are brought forward in a piecemeal fashion and where the total combined, or 'holistic' development of the allocated or windfall site exceeds the relevant threshold.</u></p> <p style="padding-left: 40px;"><u>iv. Contributions will not be sought from sheltered accommodation or genuine elderly person, student or holiday accommodation, temporary housing or bedsits and one bedroomed dwellings.</u></p>
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MM120	231	Supporting Text for New Policy INF7	<p><u>Sustainable Transport and Highways</u></p> <p><u>The National Planning Policy Framework (NPPF) states that local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development. The Council will continue to work closely with all relevant stakeholders to maximise opportunities to travel by non-car modes of transport and secure a safe and efficient transport network for the benefit of local and regional businesses, tourism and the community as a whole.</u></p> <p><u>Paragraphs 2.3 to 2.18 of this Local Plan set out the Sub- Regional Economic and Transport context of the plan area and reference the relevant bodies who the Council are working with on sub regional connectivity issues. The Council will continue to work closely with the local highway authority, North Yorkshire County Council, to agree appropriate transport proposals to accommodate and facilitate growth and seek to develop appropriate funding packages to ensure that development proposals provide for appropriate sustainable transport opportunities and adequate highway improvements. The North Yorkshire County Council Local Transport Plan 2016-2046 (LTP4) (2016) and Strategic Transport Prospectus (2015) provide the local highway authority's strategic, policy and planning transport documents.</u></p> <p><u>Policy SP2 c) of this plan supports enhanced connectivity with the rest of North Yorkshire, the wider Leeds City Region, Lancashire, Cumbria and Greater Manchester; the provision of pedestrian and cycle links to enhanced public transport facilities; and protects the original double track route of the Skipton to Colne railway line for future transport use. The latter is marked on the plan's policies map and is similarly protected in the Pendle District Local Plan.</u></p> <p><u>The NPPF seeks to actively manage patterns of growth to support opportunities to use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable. The Craven Local Plan Policy SP4 seeks to achieve this pattern of growth through its focussing of future development in the town of Skipton which has good rail and bus links. After Skipton, the market towns of Settle and Bentham will accommodate a relatively high level of growth and are well related to the rail network, as well as having bus services connecting them with the surrounding countryside and other settlements in the District.</u></p> <p><u>New development has the potential to provide opportunities for travel by non-car modes of travel and these opportunities should be maximised, through the planning application process, whatever the size of development. It is important that pre-application work for any size of development involve discussions with the local highway authority, North Yorkshire County Council, on all transport aspects of an emerging planning application.</u></p>
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			<p><u>A preliminary cost estimate for these works is £1.1 million. The following five site allocations for housing development in Skipton will each contribute to these costs in proportion to their dwelling numbers and to ensure that the full costs are met by the private sector</u></p> <ul style="list-style-type: none"> • <u>SK061</u> • <u>SK081/SK082 and SK108</u> • <u>SK089/SK090</u> • <u>SK101</u> • <u>SK114/SK124</u> <p><u>The plan's viability evidence has demonstrated that the above costs can be met, along with the plan's other planning obligations for affordable housing, open space and education contributions and not threaten the bringing forward of these sites for viable developments.</u></p>
MM121	231	New Policy INF7 Sustainable Transport and Highways	<p><u>POLICY INF7: SUSTAINABLE TRANSPORT AND HIGHWAYS</u></p> <p><u>The minimisation of greenhouse gases and congestion, and the provision of safe and accessible travel facilities will be supported by maximising the opportunities for travel by sustainable transport modes; avoiding severe residual cumulative impacts of development relating to transport; and the design of safe and convenient access to transport facilities. This will be achieved through:</u></p> <p><u>a) working in partnership with the local highway authority, other authorities, local enterprise partnerships, transport providers, developers and local groups to implement Policies SP5 (Site SK140), ENV3 i to l), ENV11 and 12, INF4e) and SP2 c) of the Local Plan, and</u></p> <ul style="list-style-type: none"> i. <u>promote a sustainable and improved transport system which is safe, reliable, and convenient,</u> ii. <u>improve transport connectivity with the rest of North Yorkshire, the wider Leeds City Region, Lancashire, Cumbria and Greater Manchester.</u> <p><u>b) maintaining a pattern of growth which reflects the spatial strategy and settlement hierarchy set out in Policy SP4 of the Local Plan.</u></p>

			<p><u>c) ensuring that all developments maximise opportunities to travel by non- car modes of transport through the location and design of new developments and developer contributions for off-site transport facilities, including securing access to transport facilities by walking and cycling.</u></p> <p><u>d) ensuring all developments that generate significant amounts of movement are supported by appropriate sustainable travel assessments, such as a Transport Statement, or Transport Assessment and a Travel Plan as reasonably required by the local highway authority, North Yorkshire County Council.</u></p> <p><u>e) providing safe, suitable and convenient access to all development sites for all modes of transport and all people, including vulnerable users of the highway, and wheelchair-users, people with limited mobility and people with other disabilities.</u></p> <p><u>f) ensuring that the residual cumulative impact of traffic generated by developments on the highway network is mitigated and where new development necessitates the provision of new or upgraded infrastructure, including safety measures and pedestrian and cycle connectivity:- this is to be developer funded.</u></p> <p><u>g) securing tariff style developer contributions for the highway improvements necessary to mitigate the cumulative impact of the level of growth planned for the town of Skipton up to 2032 which are fairly and reasonably related in scale and kind to the relevant development. The relevant development will be those greenfield residential site allocations in this Local Plan in or adjacent to the built up area of Skipton.</u></p>
MM122	232	Supporting Text for Section 9 Monitoring	<p><u>It is a requirement of the NPPF that local housing needs should be met. The local housing needs in Craven District will be met through the housing policies of this Local Plan and the Yorkshire Dales National Park (YDNP) Local Plan (Adopted 2016). Craven District Council will work closely with the YDNP authority in monitoring the supply of housing to ensure that the housing needs of the Craven Housing Market Area (Craven District, including part of the YDNP) are being met.</u></p> <p><u>The Craven Local Plan annual monitoring report will feature the latest position on housing supply across the whole Craven Housing Market Area (CHMA), split between the plan area and that part of the District within the YDNP. Evidence provided at the examination of the Craven Local Plan indicated that a healthy housing land supply existed to meet local housing need. Indeed, as at October 2018, the housing land supply solely within the Craven Local Plan area for the plan period was over 600 dwellings more than the objectively assessed need for housing across the</u></p>

			<p><u>CHMA as a whole.</u></p> <p><u>The continued contribution of the YDNP towards meeting the housing need of the CHMA will be assisted by the Park authority's commitment to plan review. Paragraph 4.12 of the YDNP Local Plan states that "The NPA has committed to a review of policy C1, including the sites allocated by it, within five years of adoption...." (by 2021). Policy C1: Housing in Settlements, allocates land for housing in the YDNP and supports the principle of appropriate new housing within the housing development boundaries marked on the policies map. If, through annual monitoring, an issue is identified in relation to delivering the housing needs of the whole CHMA, the two authorities will work together to identify any necessary courses of action to increase delivery in the short term. Furthermore, the review of Local Plans at least every five years from adoption will allow the policies of both planning authorities to respond to any issues that are identified for the medium to longer term.</u></p>
MM123		Appendix B to Policy INF6 Education Provision	<p>1. Justification</p> <p>1.1 The detailed policy and justification basis for seeking developer provision or contributions in respect of education is set out in national planning policy framework and practice guidance and the development plan (Draft Policy INF1: Planning Obligations).</p> <p>2. Land Use</p> <p>2.1 In relation to Education provision, developer contributions will normally be sought in respect of residential development. However, the Council will consider seeking contributions from large retail and employment generating uses, where a direct impact on the need for the facilities or otherwise to mitigate the impact of major development on the local community in the area around the development can be clearly demonstrated.</p> <p>3. Thresholds</p> <p>3.1 The threshold for seeking provision or contributions in respect of primary education is sites of 25 dwellings or more in the principal town service centre of Skipton and 15 or more dwellings in the remaining areas within Craven. For secondary education, where the 'multiplier' (pupils in an age cohort resulting from the families moving into new housing developments) is lower, the minimum size of capital project identifiable with the needs arising out of a new development and the provision of schooling is less local, the threshold for seeking contributions will be developments of 100 dwellings or more.</p> <p>3.2 In assessing whether a proposed development or a site is eligible for seeking the provision of or contributions towards Education, the number of dwellings specified in this guidance will apply to or take into account the cumulative area to be developed for housing. For example, where a development is made up of two or more</p>

			<p>phases, or is the subject of two or more separate planning applications, the total number of dwellings will be the basis for determining whether provision will be sought. Thus developers should be aware that if it is considered that a contribution is justified, the requirement cannot be avoided by dealing with a site through more than one planning application.</p> <p>4. Methodology</p> <p>4.1 With regard to contributions towards Primary school education facilities, North Yorkshire County Council has operated a policy and methodology that applies to all residential developments of over 25 dwellings, having regard to the impact they would have on local Primary education provision.</p> <p>4.2 The established methodology (see detailed guidance below) for primary education facilities will be adapted to apply to contributions sought in accordance with the threshold of 15 dwellings outside of the principal town service centre of Skipton. Similarly the existing methodology, using different formulae, will be applied to seeking contributions towards Secondary education facilities.</p> <p>5. Calculating Developer Contributions to Education Facilities</p> <p>5.1 There is a need to apply a rate, for example for the number of children per household, which is reasonable in the area, and apply cost formulae to that. Such formulae are not rigid as they reflect the impact of a particular development.</p> <p>5.2 Contributions will not be sought for sheltered accommodation or genuine elderly person, student or holiday accommodation. Such accommodation will be that which clearly is incapable of occupation for general residential purposes by virtue of its internal layout, ownership or management or which has occupancy restricted by planning condition or legal agreement².</p> <p>5.3 Contributions will not be sought for temporary housing or bedsits and one bedroom dwellings, if they are clearly incapable of being enlarged to two bedroom units.</p> <p>5.4 Any planning permission granted for the change of use from sheltered or elderly persons, student or holiday accommodation or from one bedroom flats to general residential units or two bedroom flats and so on, would be subject to a contribution if the number of units exceeds the threshold criteria set below. Contributions will not be sought for changes of use or conversion or redevelopment schemes where there is no net increase in the number of residential units to which contributions would apply.</p>
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		<p>5.4 The basis devised by the North Yorkshire County Council Children's Services Authority (the "CSA"—previously the Local Education Authority or LEA) for calculating the contributions for Primary school places (age 5–11) as at April 2016 is as follows:</p> <p>Primary School</p> <p>Department for Education (DfE) cost multiplier (£12,257) x regional factor (0.98) + 10% fees, plus furniture / equipment (£383) = £13,596 per primary pupil place</p> <p>5.5 The basis for calculating the contributions at 2016 for secondary school places (age 11–16) is as follows:</p> <p>Secondary School</p> <p>DfE cost multiplier (£18,469) x regional factor (0.98) + 10% fees, plus furniture / equipment (£383) = £20,293 per secondary pupil place</p> <p>5.6 Calculations are then summed on the basis that 0.25 (1 in 4) primary school places, and 0.125 (1 in 8) secondary school places are generated per relevant residential unit within the development.</p> <p>5.7 The elements within this formula will be subject to annual review by the CSA in line with Central Government guidelines. The cost multiplier is the assessment made by the Government for the cost of a school place. The regional factor is an adjustment for local (County wide) costs of provision. The 10% addition represents an allowance for contingencies and fees.</p> <p>5.8 The CSA will address accommodation needs at Secondary schools (as they apply to 11–16 year olds) arising from additional housing. The District Council will then, in conjunction with the CSA, where it is considered to be necessary and appropriate, seek Secondary school contributions in the light of changing circumstances and particularly in relation to large scale developments.</p> <p>5.9 Calculations are made on the basis that 0.25 Primary school places and 0.13 Secondary school places (11–16 year old pupils only) are generated per relevant house or residential unit. The number of children generated by residential development will vary depending on the type and size of dwelling and by the location of the development. In some cases a developer may argue that houses are built for a particular market, for example couples, starter homes or that a development is not within easy reach of a Primary school. The District Council and CSA will not normally reduce the basis for the calculations to account for variables such as these, because, over time, any dwelling (excluding sheltered, elderly person only, or one bedroom units) in any</p>
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		<p>location has the potential to accommodate children of Primary school age.</p> <p>5.10 The Primary school contributions will normally apply to developments of 25 units or more in the principal town service centre of Skipton and 15 or more dwellings in all other areas regardless of site area. The Secondary school contributions will normally apply to developments of 100 dwellings or more.</p> <p>5.11 Care will be taken to ensure the total development site is not deliberately sub-divided and phased in an attempt to avoid this threshold.</p> <p>5.12 Forecasts of future school capacity and national population growth are made by the CSA over a three-year period. If, following these calculations the local primary school is deemed to be at capacity in year 3, contributions will be sought at the full rate. If the school is "X" places short of capacity and the development generates "Y" places, contributions will be sought on the difference between "X" and "Y". If "X" is greater than "Y" no contribution will be sought. Calculations will be based on the number of houses included in the detailed planning application. Any increase in the number of units approved through, for example, a revised application, will generate additional contributions. No account will be taken of the rate of house building on the site, as this is an uncertain variable.</p> <p>5.13 The basis of the calculations set above will be subject to review, independent audit and change in the light of new demographic and other trends.</p> <p>5.14 Contributions are only required where a local need is identified and, therefore, there is an obligation to show how funds received will be spent within a prescribed period, how they will deal with the identified impact, and in a manner which will be set out by the CSA. The CSA will incorporate provision for the return of contributions after 10 years if not spent. In the majority of cases funds will be spent on the local Primary or Secondary school. However, the CSA reserves the right to allocate the funds to other schools if overall education strategy or changes in catchments or parental choice so demand and the agreement of the District Council is secured.</p> <p>5.15 In the event of increased costs of implementing additional school places, no additional contributions will be sought from developers. The contribution is a once-only payment linked to the planning permission. Contributions will be secured by direct payment or by way of a Section 106 Agreement.</p> <p>5.16 Normally, contributions will be required no later than the first occupation of the new dwellings. In certain circumstances (for example on large sites) payment of contributions may be delayed or phased by agreement with the CSA.</p>
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		<p>6. Procedure</p> <p>6.1 Where masterplans are being prepared for large housing sites, the need for any commuted payment for education will be addressed through consultation with the CSA. Information on the likely position on the provision of school places over the next 5 years will be available from the County Council. The CSA will also be able to respond to house builders' queries for individual sites.</p> <p>6.2 Upon receipt of a relevant planning application, the District Council will contact the CSA to establish whether contributions are necessary in the particular case. The applicant and the Council will be notified accordingly and negotiations will take place between the CSA and the applicant/developer. The decision on the application and therefore on the need for a Section 106 Agreement is a matter for the Council. As a general principle the Council will not issue a decision notice on the application until agreement has been reached between the two parties. Any contribution due will be made payable to the North Yorkshire County Council (as Children's Services Authority) and not the District Council as Local Planning Authority.</p> <p><u>Introduction</u></p> <p>1.1 <u>In accordance with the National Planning Policy Framework (NPPF) the Craven Local Plan seeks to ensure that forecast demands for education from the housing requirement of the plan, and its distribution across the plan area can be provided for.</u></p> <p>1.2 <u>Paragraph 72 of the NPPF states that:</u></p> <p><i><u>"The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:</u></i></p> <ul style="list-style-type: none"> <i>• <u>give great weight to the need to create, expand or alter schools; and</u></i> <i>• <u>work with schools promoters to identify and resolve key planning issues before applications are submitted.</u>"</i> <p>1.3 <u>A Government policy statement "Planning for Schools Development" August 2011 also recognises the importance on the provision of school places.</u></p>
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		<ul style="list-style-type: none"> • <u>Sheltered</u> • <u>Elderly</u> • <u>Student, or</u> • <u>Holiday</u> <p><u>2.3 Such accommodation will be that which clearly is incapable of occupation for general residential purposes by virtue of its internal layout, ownership or management or which has occupancy restricted by planning condition or legal agreement. Nor will developer contributions be sought for temporary housing or bedsits and one bedroom dwellings.</u></p> <p><u>2.4 Developer contributions will not be sought from changes of use, conversion or redevelopment schemes where there is no net increase in the number of residential units to which contributions would apply.</u></p> <p><u>2.5 For primary school places, developer contributions will not be sought from residential developments of less than</u></p> <ul style="list-style-type: none"> • <u>15 dwellings in all parts of the plan area outside Skipton, and</u> • <u>25 dwellings in Skipton</u> <p><u>2.6 For secondary school places, developer contributions will not be sought from residential developments below 100 dwellings across the whole plan area.</u></p> <p><u>2.7 Whilst these thresholds could be lower in terms of the evidence given below on pupil to dwelling ratio, and the advice given in the NPPG (Paragraph 031 Ref ID: 23b-031-20161116), the LEA seek to focus the operation of this policy on a scale of development that is likely to have a clear and significant impact on school capacity in the area.</u></p> <p><u>2.8 Where proposed developments seek planning permission for a smaller part of a local plan housing allocation or a small part of a clearly larger development site, the size of the whole allocation site or the larger development site will be used to determine whether developer contributions will be sought. Otherwise, there could be a significant 'education infrastructure' deficit.</u></p> <p><u>2.9 Developer contributions will only be sought for qualifying development proposals (at, and, above the site size thresholds) where a school place deficit is identified in Step 5 below.</u></p> <p><u>3.0 STEP 2: Identifying School Capacity</u></p> <p><u>3.1 North Yorkshire County Council, the LEA, maintains and regularly updates its database of existing and forecast</u></p>
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		<p><u>school capacity for schools across Craven and North Yorkshire as a whole.</u></p> <p><u>3.2 This database will be used by the LEA to provide the baseline information on school capacity when planning applications for residential development are submitted to Craven District Council. This data will identify the net capacity of, and the number of pupils in, the appropriate primary and secondary school within the catchment area of the proposed residential development over a three year period.</u></p> <p><u>3.3 The primary school pupil forecasts are prepared using information on historical trends in admissions, current numbers on the roll and the historic birth rate from the Office of National Statistics. An average percentage of the current district birth rate is taken against numbers on the roll in the past three reception years. This percentage is then applied to forecast and actual district birth rates to provide forecast Yr1 Reception numbers. Numbers are then rolled forward a year group. A migration trend based on a three year average of past numbers on the roll, excluding reception is then applied to further primary year groups to provide for the next and subsequent years. Annex 1 illustrates the approach taken by the LEA in making these forecasts</u></p> <p><u>3.4 Pupil forecasts for secondary schools are constructed using current numbers on the roll and historic trends in admissions from primary school feeder schools. Secondary school numbers on the roll are taken from the October School Census count. Admission factors are calculated as the percentage of entry to secondary school compared to the numbers of pupils leaving the last year at primary school in the previous year. This three year average is then applied to the total pupils leaving the feeder primary schools to provide forecasts for the first year of entry to the secondary school. In a similar way to the primary school forecasts a migration trend is applied to the current numbers on the roll to provide forecasts for the next and subsequent years.</u></p> <p><u>3.5 The above methodology for both primary and secondary schools is an accepted method of forecasting used by many local authorities (See Education and Skills Funding Agency School Capacity (SCAP) Survey 2017: Guide to forecasting pupil numbers in school planning (July 2017).</u></p> <p><u>3.6 The population projections suggest an overall increase or decrease in the population of school age children generally. However, the projections from additional housing development better forecast the impact of that housing on a particular area. This tends to be over and above what would be expected from population and migration projections alone. For example by 2022/23 the general population projections only forecast an increase of 7 pupils in total across the catchment areas of all five Skipton town primary schools. This shows that the expected increase in pupil number across these schools is mainly housing related.</u></p> <p><u>4.0 STEP 3: Measuring the impact of new residential development on school capacity.</u></p> <p><u>4.1 The next step in this process requires an estimate of the likely number of children of primary and secondary</u></p>
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		<p><u>school age that are likely to be generated by the number of dwellings proposed in the development. The LEA's evidence to support this estimation has recently been updated. Annex 2 provides the results of this updating for Craven District. These results have been derived from the following information:</u></p> <ul style="list-style-type: none"> • <u>Residential developments of 25 dwellings or more completed in the Craven Local Plan area since between 2008 and 2018.</u> • <u>The identification of the number of primary and secondary school pupils generated by each residential developments by comparing: School pupil roll data, including home addresses with the street names of the completed developments</u> <p><u>4.2 The results in Annex 2 show a Craven District 'pupil to dwelling' ratio which is slightly higher than the North Yorkshire average. Clearly the Craven District evidence more than supports this North Yorkshire average and it is this county wide lower average that is used in the plan. This is a pupil to dwelling ratio of '1 in 4' for primary schools and '1 in 8' for secondary schools. This pupil to dwelling ratio will be reviewed within 5 years of the plan's adoption.</u></p> <p><u>5.0 STEP 4: Identifying the need for developer contributions</u></p> <p><u>5.1 Step 2 of the process will produce a figure which represents a surplus, deficiency or balance of capacity at the local primary and secondary school without taking into account the increased pressures of the proposed new development (A minus B in Figure 1). Step 3 will provide the number of additional school places generated by the proposed new development. Hence step 4 will use the conclusions of steps 2 and 3 to determine whether the proposed new dwellings will result in a deficiency in school places in the local area.</u></p> <p><u>5.2 Forecasts of future school capacity and national population growth are made by the CSA over a three year period. If, following these calculations the primary or secondary school is deemed to be at capacity or in shortfall in year three, contributions will be sought at the full rate. (This means the cost to the developer will be the total number of school places generated by the development multiplied by the cost required to increase the school capacity by one school place – see Step 5 below).</u></p> <p><u>5.3 If there is a surplus of capacity in year three by 'x' amount and the development generates 'y' school places, contributions will be sought on the difference between 'x' and 'y'. The example given in Figure 1 illustrates this type of situation where there is a surplus of 5 school places at year three and the proposed development generates 15 new school places. Hence the developer contribution is for the 'net' school place deficiency caused by the development proposal of 10 school places.</u></p>
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		<p><u>5.4 The number of children generated by each individual residential development will vary dependent upon the type and size of dwelling and by its location. In some cases, it may be argued that the dwellings built are for a particular market, for example couples, starter homes, or that a development is not within easy reach of a primary school. However, CDC and the LEA will not normally reduce the basis for the calculations. Over time any dwelling (excluding sheltered, elderly person only, or one bedroomed units) in any location has the potential to accommodate children of school age.</u></p> <p><u>6.0 STEP 5: Estimating the level of developer contributions</u></p> <p><u>6.1 Where a deficiency of school places is not identified as a result of the proposed residential development, then no developer contributions will be sought. Where, in step 4, a deficiency does exist from the impact of the proposed development a calculation is made by NYCC to estimate an appropriate level of cost to the developer.</u></p> <p><u>6.2 The Department for Education (DfE) publishes a cost multiplier per pupil place for primary and secondary school places. It is the average of multipliers for new schools and extensions to existing schools, weighted to reflect the national balance of such projects. An 'area per pupil' estimate is multiplied by a cost per square metre to provide a cost per school place.</u></p> <p><u>6.3 The 2009 DfE cost multiplier, currently used by the LEA is:</u></p> <ul style="list-style-type: none"> • <u>£12,257 per primary school place, and</u> • <u>£18,469 per secondary school place.</u> <p><u>6.4 These costs are adjusted to take account of regional cost factors. contingencies and professional fees (10%), plus furniture and equipment (£383 per school place) (All costs have been normalised to a common UK average price level using regional location factors published by BCIS to accord with the UK Mean 100. Index taken at November 2016).</u></p> <p><u>6.5 This results in a total cost per school place deficiency to the developer of:</u></p> <ul style="list-style-type: none"> • <u>£13,596 per primary school place, and</u> • <u>£20,293 per secondary school place.</u> <p><u>6.6 For a 10 school place deficiency identified for a primary school, a contribution of £135,960 would be sought (See the final row of calculation in Figure 1).</u></p>
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		<p><u>6.7 Calculations will be based on the number of dwellings included in the planning application. Any increase in the number of dwellings approved through, for example, a revised application, is likely to generate additional contributions. No account will be taken of the rate of housebuilding on the site, as this is an uncertain variable. A review of the cost multiplier will take place on an annual basis.</u></p> <p><u>7.0 Procedure and practice</u></p> <p><u>7.1 Applicants are encouraged, at the earliest opportunity through pre-application dialogue with NYCC and CDC, to identify the likely need for education related developer contributions and a preliminary estimate of their scale.</u></p> <p><u>7.2 Upon receipt of a formal and relevant planning application, CDC will contact NYCC who will formalise the position regarding the need for, and scale of developer contributions for each proposal. The applicant and CDC will be notified accordingly and where necessary, negotiations can then take place between NYCC and the applicant on the details of this matter.</u></p> <p><u>7.3 The decision on the application and the need for a Section 106 legal agreement is a matter for CDC. As a general principle the Council will not issue a decision notice on an application until such agreement, when necessary, has been reached between the two parties. Any contribution due will be made payable to the North Yorkshire County Council (as the LEA) and not the District Council as local planning authority.</u></p> <p><u>7.4 As stated earlier, developer contributions will only be required where a local need for/‘net deficit’ of school places has been identified. NYCC will show to the Council and the applicant how funds received will be spent within a prescribed period. Contributions will normally be spent within a five year period after receipt, but some flexibility on this period is necessary to allow the pooling of developer contributions where necessary to make the best use of the monies available to meet the local plan’s proposed level of growth in an area.</u></p> <p><u>7.5 In the majority of cases, funds will be spent on the local primary and secondary school. However, NYCC reserves the right to allocate the funds to other schools if overall education strategy or changes in catchments or parental choice so demand and the agreement of CDC is secured.</u></p>
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MM124		Appendix C to Policy SP12 Infrastructure, Strategy and Development Delivery (Infrastructure Delivery Plan)	Appendix C (Infrastructure Delivery Plan) is removed in its entirety from the Local Plan and will be maintained as an evidence base document.																				
MM125		Appendix D	<p><u>Appendix D: Policies Schedule</u></p> <p><u>A number of policies from the Craven Local Plan (1999) were saved in 2007. The majority of these saved policies have been replaced by the policies in this Local Plan. The following table details these replacements.</u></p> <table><tr><th><u>Replacement Local Plan Policy</u></th><th><u>Saved Craven Local Plan Policies (1999)</u> <u>Saved in 2007</u></th></tr><tr><td colspan="2"><u>Strategic Policies</u></td></tr><tr><td><u>SD1</u></td><td><u>N/A</u></td></tr><tr><td><u>SD2</u></td><td><u>N/A</u></td></tr><tr><td><u>SP1</u></td><td><u>H1</u></td></tr><tr><td><u>SP2</u></td><td><u>EMP1, T6, T7</u></td></tr><tr><td><u>SP3</u></td><td><u>N/A</u></td></tr><tr><td><u>SP4</u></td><td><u>H3, H4, H5, H8, H17, H18</u></td></tr><tr><td><u>SP5</u></td><td><u>H2 & H3</u></td></tr><tr><td><u>SP6</u></td><td><u>H2 & H3</u></td></tr></table>	<u>Replacement Local Plan Policy</u>	<u>Saved Craven Local Plan Policies (1999)</u> <u>Saved in 2007</u>	<u>Strategic Policies</u>		<u>SD1</u>	<u>N/A</u>	<u>SD2</u>	<u>N/A</u>	<u>SP1</u>	<u>H1</u>	<u>SP2</u>	<u>EMP1, T6, T7</u>	<u>SP3</u>	<u>N/A</u>	<u>SP4</u>	<u>H3, H4, H5, H8, H17, H18</u>	<u>SP5</u>	<u>H2 & H3</u>	<u>SP6</u>	<u>H2 & H3</u>
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<u>SP4</u>	<u>H3, H4, H5, H8, H17, H18</u>																						
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			<p><u>Note: Saved Local Plan policies EMP19 and SRC14 were not required to be replaced in this Local Plan.</u></p>																																								

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Craven Local Plan (Adoption)

Schedule of Additional Modifications

12th November 2019

Introduction

This schedule sets out Additional Modifications that Craven District Council proposes to make to the Local Plan as submitted by the Council for examination on the 27th March 2018.

Additional Modifications are changes that do not have a material effect on the policies in the Local Plan for example: corrections of typographical and factual errors, updates to supporting text to reflect progression of the Submission Plan to adoption and minor text changes to ensure consistency exists between plan references.

All page number, paragraph and table references in the schedule below relate to the numbering used in the Submission Draft Local Plan.

Ref	Page	Section/Policy/Para.	Additional Modification	Justification
AM001	1	Title page	<p>Submission Draft Craven Local Plan <u>2012 to 2032</u></p> <p>Regulation 22 Draft Document for Submission</p> <p>29th March 2018</p> <p>Title page updated with adoption date - 12th November 2019.</p>	Update to the document to reflect progression from Submission version
AM002		New page following title page	<p>Insert Foreword by Leader of Craven District Council to the adopted Craven Local Plan as follows:</p> <p>“The Craven Local Plan is an essential document to address some of the big issues facing the District over the coming years.</p> <p>Craven is a distinctive and attractive place to live, work and visit, offering a fulfilling and vibrant community life with a range of successful companies that are essential for our communities’ future prosperity. The Local Plan will build on these factors to provide greater equality amongst our communities in terms of housing choice, better paid local job opportunities, more opportunities for pursuing a healthy and active lifestyle and access to services upon which residents, of all ages, depend. In developing the Local Plan we have aimed to embrace all of these factors.</p> <p>The Plan sets the location, design and sustainable construction of these new homes, business premises and other commercial enterprises and so helps reduce carbon emissions, fuel poverty and waste, and respects the distinctive character and heritage of their surroundings, reinforcing a ‘sense of place’. We aim for new homes to have good access by walking, cycling, public transport and car to local facilities, employment areas, town centres and the countryside.</p> <p>I would like to thank everyone who has contributed to the preparation of the Craven Local Plan, including adjoining Local Authorities, the National Park, Government Agencies, the development industry and in particular our communities for their active involvement. This Local Plan is the result of the Council working with communities and partners constructively</p>	Update to the document to reflect progression from Submission version

Ref	Page	Section/Policy/Para.	Additional Modification	Justification
			<p>and cooperatively and we believe that this journey has led to the creation of a Local Plan that successfully promotes necessary growth while protecting our important landscapes.</p> <p>Richard Foster Leader, Craven District Council</p>	
AM003		Throughout the Craven Local Plan	All references to the word 'Draft' relating to Craven Local Plan and policies to be deleted.	Update to the document to reflect progression from Submission version
AM004		Throughout the Craven Local Plan	All references to 'Annual Monitoring Report' to be changed to 'Authority Monitoring Report'.	To update the document to ensure that the correct term is used throughout the adopted plan consistent with Part 8, section 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
AM005		Throughout the Craven Local Plan	Punctuation at the end of policy criteria and site development principles to be made consistent throughout local plan.	For the sake of consistency
AM006		Throughout the Craven Local Plan	Page numbers and paragraph references are changed as necessary as a consequence of the Main Modifications to the plan.	Update to the document to reflect progression from Submission version
AM007		Throughout the Craven Local Plan	The settlement of Cross Hills is known also known as Crosshills, with the two spellings both in common usage. For the sake of consistency in the adopted Local Plan, the settlement is referred to as Cross Hills.	For the sake of consistency

Ref	Page	Section/Policy/Para.	Additional Modification	Justification
AM008		Throughout the Craven Local Plan	The term Sustainable Urban Drainage System (SUDS) is incorrect and is replaced with the correct term Sustainable Drainage Systems (SuDs).	To ensure the correct term is included throughout the adopted Craven Local Plan.
AM009	2,3, and 4	Contents	The title of additional policies EC4B: Tourism Development Commitment at Hellifield (ref MM105) and INF7:Sustainable Transport and Highways (Ref MM121) is inserted into the contents table. Policy EC5A title changed to Residential Use in Town, District and Local Centres (ref MM110). Reference to Appendix C to Policy SP12: Infrastructure, Strategy, and Development Delivery (Infrastructure Delivery Plan) is deleted from the contents table (Ref MM124). Appendix D is re-referenced as Appendix C. Appendix D: Policies Schedule is inserted into contents page (Ref MM125). Consequential changes to page number references as necessary.	Update to the document to reflect progression from Submission version
AM010	6	Section 1:Plan Area: Para 1.9	In the final sentence insert full stop after 'i.e'	Typographical error
AM011	7	Section 1: Duty to Cooperate: Para 1.11	Insert full stop at end of paragraph.	Typographical error
AM012	7 & 8	Section1: Engagement, Collaboration and Evidence: Para 1.12	Minor text change to second sentence and delete third sentence “ Early engagement with communities and stakeholders on shaping the local plan strategy and policies took place in 2012 and 2013, which culminated in public consultation on a first initial draft of the local plan in 2014 and the Council consulted on three draft versions of the Local Plan in 2014, 2016 and 2017 alongside its updated evidence base before publishing the Draft Publication Local Plan in January 2018 and submitting the plan to the Secretary of State for examination on <u>27th March 2018</u> . The comments made and issues raised on the 2014 draft plan were taken into account and used to produce a revised, updated and improved draft version of the plan in April 2016. The evidence base for the Local Plan has also been updated (in response to comments made on both the 2014 and 2016 versions of the draft local plan) and the plan has taken account of these updated reports in the formation of strategy and policy	Update to the document to reflect progression from Submission version.

Ref	Page	Section/Policy/ Para.	Additional Modification	Justification
			requirements.	
AM013	8	Section 1: Sustainability Appraisal : Para 1.14	In the third sentence insert full stop after ‘ i.e’	Typographical error
AM014	16	Section 2: Context: Sub Regional/Economic Context and Transport Links: Para 2.16	In the first sentence, replace lower case ‘a’ with upper case ‘A’ at “...Manchester airport..” In the third sentence, insert colon after “ North Yorkshire County Council in their recently published document ” At the first bullet point, insert comma after “ - improving east-west connectivity (including trans-Pennine links)” At the third bullet point, insert comma following “...rail” and delete comma following “and”	Typographical errors
AM015	20	Section 2: Context: Settlements: Para 2.32	In the first sentence, insert comma after “ ..to live..” In the final sentence, insert space between “&” and “ Liverpool”	Typographical errors
AM016	21	Section 2: Context: People and Demographics: Para 2.33	Insert full stop at end of paragraph.	Typographical error
AM017	24	Section 3: Vision for Craven in 2032: North Area	In the third sentence, insert hyphen between “ Burton-in” and “Lonsdale”	Typographical error

Ref	Page	Section/Policy/ Para.	Additional Modification	Justification
AM018	25	Section 3: Vision for Craven in 2032: Mid Area	In the second sentence of the first paragraph, insert comma after “..Clapham..”	Typographical error
AM019	25	Section 3: Vision for Craven in 2032: South Area	In the first sentence of the first paragraph, insert hyphen between “Sutton-in” and “Craven” In the first sentence of the second paragraph, delete the word “and” between “Skipton,” and “Cononley”	Typographical errors
AM020	30, 31 & 32	Policy SD2: Meeting the Challenge of Climate Change	Replace the upper case letters at the beginning of each line of text at 1) a), b), c), d) and e) with lower case letters.	Typographical errors
AM021	35	Section 4: Strategic Policies and Spatial Strategy: Supporting Text to Policy SP1: Para 4.14	In the sixth sentence insert the word “the” before “ 230 dpa housing requirement...”	Typographical error
AM022	36	Section 4: Strategic Policies and Spatial Strategy: Supporting Text to Policy SP1: Para 4.18	“ The delivery of an annual average of 230dpa over the plan period will be a challenge. However with the Local Plan allocating land for <u>more housing than to meet 94% of the 4,600 dwelling plan period housing requirement over the plan period</u> ; with no proposed phasing for the development of these sites; and with a good proportion of these sites available for development in the first five years of the plan period, there is good reason to be optimistic on delivery. Furthermore..... “	Update to the document to reflect progression from Submission version.
AM023	38	Section 4: Strategic Policies and Spatial Strategy: Supporting Text to Policy SP2: Para 4.24 including	“The Employment Land Review (March 2017) compared the realistic range of employment land requirement against the existing supply of employment space in Craven. ²⁹ The Council has also assessed (using the assessment methodology of the ELR) an additional existing employment site at Ingleton, which was put forward during consultation on the pre-	Update to the document to reflect progression from Submission version

Ref	Page	Section/Policy/Para.	Additional Modification	Justification								
		Table 1	<p>publication draft local plan (June 2017) as being suitable for inclusion within the existing supply of employment space and should be <u>is</u> safeguarded under Policy EC2. The assessment concluded that the site should be retained for employment use and has been included in the adjusted existing supply of employment space in Table 1 below-<u>sets out the range of employment land requirement and the existing supply of employment space in Craven together with the surplus/shortfall that exists.</u></p> <table><tr><th>Table 1</th><th>Demand/Supply Balance (ha)</th></tr><tr><td>Requirement for B Class Space (ha)</td><td>27 - 32</td></tr><tr><td>Adjusted Existing Supply of Employment Space (net) (ha)</td><td>16.12</td></tr><tr><td>Surplus (+) Shortfall (-) (ha)</td><td>-10.88 to -15.88</td></tr></table>	Table 1	Demand/Supply Balance (ha)	Requirement for B Class Space (ha)	27 - 32	Adjusted Existing Supply of Employment Space (net) (ha)	16.12	Surplus (+) Shortfall (-) (ha)	-10.88 to -15.88	
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Surplus (+) Shortfall (-) (ha)	-10.88 to -15.88											
AM024	39	Section 4: Strategic Policies and Spatial Strategy: Supporting Text to Policy SP2: Para 4.25 and 4.27	<p>Para 4.25 “As Table 3 <u>1</u> above shows, there is a shortfall of about 11 to 16 hectares of employment land to meet the realistic range of employment land requirement for the plan period 2012 to 2032.”</p> <p>Para 4.27 Replace lower case ‘p’ with upper case ‘P’ in “policy SD1” and “policies SP2 ,EC1..”</p>	Typographical errors.								
AM025	45	Section 4: Strategic Policies and Spatial Strategy: Spatial Strategy and Housing Growth: Distribution of	Delete hyphen and “Preferred Option” from Sub title as follows: “Distribution of Growth – Preferred Option ”	Update to the document to reflect progression from Submission version								

Ref	Page	Section/Policy/ Para.	Additional Modification	Justification
		Growth – Preferred Option		
AM026	45	Section 4: Strategic Policies and Spatial Strategy: Supporting Text to Policy SP4: Para 4.42	“To meet the aims and objectives of the draft local plan and to respond to the issues identified in it and in the underpinning evidence, the following spatial strategy for the distribution of growth is the preferred option to will deliver sustainable patterns of development in Craven. A number of alternatives have been considered and assessed in the Sustainability Appraisal (SA) and were subject to consultation in April/May 2016 and June 2017. The SA concluded that the preferred option <u>plan’s spatial strategy</u> is the most sustainable option to meet the aims and objectives identified and there were no substantive objections to the preferred spatial strategy.”	Update to the document to reflect progression from Submission version
AM027	45	Section 4: Strategic Policies and Spatial Strategy: Supporting Text to Policy SP4: Para 4.43	Delete the word ‘preferred’ from first sentence.	Update to the document to reflect progression from Submission version
AM028	45	Section 4: Strategic Policies and Spatial Strategy: Supporting Text to Policy SP4: Para 4.44	Insert the letter ‘s’ at the end of the word ‘constraint’	Typographical error
AM029	47	Section 4: Strategic Policies and Spatial Strategy: Supporting Text to Policy SP4: Para 4.51	Minor text change for clarity as a consequence of MM7 introducing policy criteria references within para 4.51 “ These seek to avoid a significant increase in the planned level of growth that could undermine the spatial strategy and the role of settlements in the settlement hierarchy, Other criteria are given in this policy to and ensure that the impact of the proposal on the character and appearance of the settlement...”	Minor text change for clarity (Ref MM7)
AM030	48	Policy SP4: Spatial Strategy and Housing	Change numbering of sub criteria within Policy SP4 K. from i, ii, iii and iv to a), b), c) and d) because the original sub-criteria a to c in Policy SP4 K have been deleted by MM8	Rationalising policy criteria references following deletion

Ref	Page	Section/Policy/ Para.	Additional Modification	Justification
		Growth:Criterion K		of sub-criteria a to c (Ref MM8)
AM031	65	Policy SP5: Site SK081, SK082 & SK108: 6 th development principle	“An area of land (3.999ha) to the south of the site adjacent to Gargrave Road is proposed as a Local Green Space designation (LGS) in Policy ENV10, therefore any proposed development scheme will be designed to ensure that this area of land is retained as open land and that development proposals comply with the provisions of Policy ENV10.”	Factual error on size of LGS designation and update to the document to reflect progression from Submission version
AM032	65	Policy SP5: Site Site SK081, SK082 & SK108: 7 th and 8 th development principles	Replace lower case ‘c’ and ‘a’ with upper case ‘C’ and ‘A’ in “Skipton conservation area”	Typographical error
AM033	69	Policy SP5: Site SK094: 6th development principle	“The site is in a prominent position on the edge of Skipton, development proposals will be need to be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.”	Typographical error
AM034	74	Policy SP5: Site SK140: 8 th development principle	Replace lower case ‘b’ and ‘c’ with upper case ‘B’ and ‘C’ in “Sandylands business centre”	Typographical error
AM035	91	Policy SP7: Development Principles Title	Development Principles for Housing <u>Sites</u> identified in draft Policy SP7	Minor text change for clarity and consistency and update to the document to reflect progression from Submission version
AM036	110	Policy SP11: Site BR016: 1 st development principle	Replace lower case ‘c’ and ‘a’ with upper case ‘C’ and ‘A’ in “conservation area”	Typographical error

Ref	Page	Section/Policy/ Para.	Additional Modification	Justification
AM037	110	Policy SP11: Site BR016: 2 nd development principle	At the end of the second development principle delete the repeated words “ ..quality,noise pollution. ”	Typographical error
AM038	110	Policy SP11: Site SG014: 3 rd development principle	At the end of the third development principle delete the repeated words “ ..quality,noise pollution. ”	Typographical error
AM039	111	Policy SP11: Site CN006: 5 th development principle	At the end of the fifth development principle delete the repeated words “ ..quality,noise pollution. ”	Typographical error
AM040	111	Policy SP11: Site CN006: 6 th development principle	Replace ‘vehilcle’ with ‘vehicle’ at end of paragraph	Typographical error.
AM041	114	Section 5: Environment: Supporting Text to Policy ENV1: Para 5.4	“ Currently, the Craven Landscape Appraisal (2002) and the Forest of Bowland Landscape Character Assessment (2009) are the relevant Landscape <u>Character</u> Appraisals used in decision making.”	Minor text change to ensure supporting text is consistent with MM73.
AM042	116	Section 5: Environment: Supporting Text to Policy ENV1: Para 5.10	Replace lower case ‘p’ with upper case ‘P’ in “policy ENV2”	Typographical error.
AM043	131	Section 5: Environment: Supporting Text to Policy ENV4: Para 5.48	As a consequence of MM78, footnote reference 35 is referenced in paragraph 5.45 rather than 5.48.	Update to the document to reflect progression from Submission version (Ref MM78).
AM044	136	Section 5: Environment: Supporting Text to	“ In addition, the Leeds City Region has developed a Green <u>and Blue</u> Infrastructure Strategy (2017 – 2036 currently under review), which includes priority projects and investment	Update to the document to reflect progression from

Ref	Page	Section/Policy/ Para.	Additional Modification	Justification
		Policy ENV5: Para 5.55	programmes of sub-regional scale.”	Submission version
AM045	144	Policy ENV7: Land and Air Quality: Criterion e)	As a consequence of MM83, the comma after ‘public transport’ which appears in the submission draft local plan, is no longer needed, and is deleted.	Minor punctuation change to be consistent with MM83
AM046	146	Policy ENV8: Water Resources, Water Quality and Groundwater: Criterion d)	Insert missing criterion reference d)	Typographical error.
AM047	148	Section 5: Environment: Supporting Text to Policy ENV9: Para 5.73	In the second sentence, insert the word ‘and’ between ‘hydro plants’ and ‘will be supported’	Typographical error.
AM048	152	Section 5: Environment: Supporting text to Policy ENV10 Para 5.86	Para 5.86 Insert following text after third sentence “ <u>The Gargrave Neighbourhood Plan was formally ‘made’ in July 2019 and designates land as LGS.</u> ” Amend fourth sentence as follows “ <u>Neighbourhood Plans are currently being prepared in Gargrave, Bradley, Clapham & Cononley.</u> ”	Update to the document to reflect progression from Submission version.
AM049	153	Section 5: Environment: Supporting text to Policy ENV10 Para 5.88	Para 5.88 Amend first sentence as follows; “ <u>The Craven Local Plan Council’s Local Green Space Assessment (2017), provides detailed information on the assessment of sites for Local Green Space designation and proposes</u> <u>identifies</u> a total of 34 sites for LGS designation through the Local Plan.”	Update to the document to reflect progression from Submission version.
AM050	154	Section 5: Environment: Supporting text to	Replace lower case ‘p’ with upper case ‘P’ in “policy INF3” and “policy ENV10”	Typographical error.

Ref	Page	Section/Policy/ Para.	Additional Modification		Justification		
		Policy ENV10: Para 5.91					
AM051	154	Policy ENV10: Local Green Space: Site HB-LGS3	<table><tr><td>HB-LGS3</td><td>Part of draft LP site HB028 East of Station Rd and south west of Pye Busk, High Bentham</td></tr></table>		HB-LGS3	Part of draft LP site HB028 East of Station Rd and south west of Pye Busk, High Bentham	Update to the document to reflect progression from Submission version
HB-LGS3	Part of draft LP site HB028 East of Station Rd and south west of Pye Busk, High Bentham						
AM052	158	Section 5: Environment: Supporting Text to Policy ENV11: Para 5.98	Replace lower case 'p' with upper case 'P' in "policy INF3"		Typographical error.		
AM053	159	Section 5: Environment: Supporting Text to Policy ENV11: Para 5.99	Replace lower case 'p' with upper case 'P' in "policy ENV12"		Typographical error.		
AM054	160	Section 5: Environment: Supporting Text to Policy ENV11: Para 5.102	Replace lower case 'p' with upper case 'P' in "policy ENV11"		Typographical error.		
AM055	170	Section 6: Housing Supporting Text for Policy H2: Para 6.16	In the first sentence delete the words 'would justify' between 'SHMA' and 'the Council' and replace with 'justifies'		Update to the document to reflect progression from Submission version		
AM056	179	Policy H3: Gypsies, Travellers, Showmen and Roma: Criterion i)	Delete the word 'the' between 'relating to' and 'protecting the natural'		Typographical error		

Ref	Page	Section/Policy/ Para.	Additional Modification	Justification
AM057	180	Section 7: Economy:Supporting Text to Policy EC1 Para 7.1	Para 7.1 Replace lower case 'p' with upper case 'P' in "policy SP2" and "policies EC1 and EC2"	Typographical error
AM058	180	Section 7: Economy:Supporting Text to Policy EC1 Para 7.4	Para 7.4 Replace lower case 'p' with upper case 'P' in "policy SP2"	Typographical error
AM059	181	Section 7: Economy:Supporting Text to Policy EC1 Para 7.5	Para 7.5 Replace lower case 'p' with upper case 'P' in "policy EC1"	Typographical error
AM060	181	Section 7: Economy:Supporting Text to Policy EC1 Para 7.6	Para 7.6 Replace lower case 'p' with upper case 'P' in "policy EC2"	Typographical error
AM061	184	Section 7: Economy: Supporting Text to Policy EC3:Para 7.10	Amend final two sentences of para 7.10 as follows: "The Super-Fast North Yorkshire Broadband Project has been completed which will shortly have completed Phase 2 of its rollout which will brings superfast broadband to 89% of the county's homes and businesses. SFNY is currently delivering working on a Phase 3 procurement to further extend superfast coverage. This will allow businesses to grow in rural locations throughout Craven".	Update to the document to reflect progression from Submission version
AM062	184	Section 7: Economy: Supporting Text to Policy EC3:Para 7.11	Delete comma in final sentence between 'adpatable' and 'so'.	Typographical error
AM063	188	Section 7: Economy: Supporting Text to Policy EC4	Insert the following text at the end of footnote 48 " <u>The BADOAS has been incorporated into the Local Plan evidence base and supports Local Plan Policies EC4 and EC4A</u> "	Update to the document to reflect progression from Submission version

Ref	Page	Section/Policy/ Para.	Additional Modification	Justification
		Footnote 48		
AM064	189	Section 7: Economy: Supporting Text to Policy EC4A: Para 7.25	Replace lower case 'p' with upper case 'P' in "policy EC4"	Typographical error
AM065	190	Section 7: Economy: Supporting Text to Policy EC4A: Para 7.27	Amend first sentence of para 7.27 to read " The Council local plan therefore proposes to include an additional , but <u>includes a</u> related policy to EC4 (EC4A),...."	Update to the document to reflect progression from Submission version
AM066	196	Section 7: Economy: Inset Map: Diagram EC4	As a consequence of paragraphs 223 and 227 of the Inspector's report, the inset map is corrected as follows:- The indicated existing public right of way along Waterside Lane is changed to be indicated as a potential public right of way. The area of previously approved development relating to the hotel to include the car park adjacent to the hotel.	Correction of cartographical errors
AM067	198	Section 7: Economy Supporting text to Policy EC5: Para 7.41	In first sentence replace lower case 'r' and 'l' with upper case 'R' and 'L' in "retail and leisure study (2016)"	Typographical error
AM068	199	Section 7: Economy: Supporting text to Policy EC5:Para 7.46	Replace lower case 't' and 'c' with upper case 'T' and 'C' in "Level 1 –Skipton town centre"	Typographical error
AM069	200	Section 7: Economy: Supporting text to Policy EC5:Para 7.49	In the second bullet point insert the word 'the' between 'from' and 'attractiveness'	Typographical error

Ref	Page	Section/Policy/ Para.	Additional Modification	Justification
AM070	202	Section 7: Economy Supporting text to Policy EC5: Para 7.53	In first sentence replace lower case 'r' and 'l' with upper case 'R' and 'L' in "retail and leisure study" In the second sentence replace lower case 'p' with upper case 'P' in "policy SP5" In the first bullet point delete the word 'as' between 'attractiveness' and 'of Skipton'	Typographical errors
AM071	206	Policy EC5: Town, District and Local Centres: Tables within Policy	Capitalisation of place names within the 'Town/Village centre' and 'settlement centre' columns of tables within Policy EC5:	Typographical error
AM072	212	Section 8: Infrastructure, Services and Facilities: Supporting text to Policy INF2: Para 8.7	Insert comma after 'church halls'	Typographical error
AM073	212	Section 8: Infrastructure, Services and Facilities: Supporting text to Policy INF2: Para 8.8	Amend beginning of first sentence to read "This pPolicy INF2.." This p	Minor text change to clarify policy reference.
AM074	213	Section 8: Infrastructure, Services and Facilities: Supporting text to Policy INF2: Para 8.9	Amend first sentence to read "The aim of this local plan pPolicy <u>INF2...</u> " this local plan p	Minor text change to clarify policy reference.
AM075	214	Section 8:	In final sentence of para 8.12 replace 'INF3' with 'INF2'.	Typographical error

Ref	Page	Section/Policy/ Para.	Additional Modification	Justification
		Infrastructure, Services and Facilities: Supporting text to Policy INF2: Para 8.12		
AM076	215	Policy INF2: Community Facilities and Community Spaces: Criteria a) b) c) e) f) g) and h)	Amend criteria references in policy from a) b) c) e) f) g) and h) to read in consecutive order i.e a) b) c) d) e) f) and g)	Typographical error
AM077	217	Section 8: Infrastructure, Services and Facilities: Supporting Text to Policy INF3: Para 8.19	In first sentence insert '&' between 'Leeds' and 'Liverpool Canal'	Typographical error
AM078	218	Section 8: Infrastructure, Services and Facilities: Supporting Text to Policy INF3: Para 8.21	In the final bullet point, add the letter 's' to 'site'	Typographical error
AM079	220	Section 8: Infrastructure, Typographical error Services and Facilities: Supporting Text to Policy INF3: Para 8.27	In the first sentence of para 8.27, amend as follows :- “ In order to take account of national planning policy requirements draft p. <u>Policy INF3 requires all new residential developments of 11 or more dwellings and where that development on any site with a combined gross floor area of more than 1000 sqm does not exceed 1000m2 combined gross floorspace,</u> to provide or contribute towards new or improved sport, open space and built sports facilities.”	Update to the document to reflect progression from Submission version and minor text change to ensure the supporting text is consistent with wording within Policy INF3 at Criteria b) 1. and b) 2

Ref	Page	Section/Policy/ Para.	Additional Modification	Justification
AM080	221	Section 8: Infrastructure, Typographical error Services and Facilities: Supporting Text to Policy INF3: Para 8.29	In first and second sentences replace lower case 'a' with upper case 'A' in "appendix A"	Typographical error
AM081	221	Section 8: Infrastructure, Services and Facilities: Supporting Text to Policy INF3 Para 8.31	In the final sentence of para 8.31, replace 'c)' with 'd)	Typographical error
AM082	227	Section 8: Infrastructure, Services and Facilities: Supporting Text to Policy INF5 Para 8.46	In second sentence, insert the word 'in' between 'invest' and 'broadband'	Typographical error
AM083	228	Supporting Text to Policy INF5 Para 8.48	In the final sentence replace lower case 'd' with upper case 'D' in "digital Agenda For Europe".	Typographical error
AM084	228	Supporting Text to Policy INF5 Para 8.49	Insert comma after 'viable' and insert full stop at end of paragraph.	Typographical error
AM085	228	Supporting Text to Policy INF5 Para 8.50	Insert the word 'to' between 'contribute' and 'and integrate'. At the end of the paragraph replace the word 'initiates' with 'initiatives'	Typographical error
AM086	229	Supporting Text to Policy INF5	At end of paragraph, replace lower case 'p' with upper case 'P' in "policy INF5"	Typographical error

Ref	Page	Section/Policy/ Para.	Additional Modification	Justification
		Para 8.52		
AM087	232	Section 9: Monitoring Para 9.1	Insert full stop at end of paragraph.	Typographical error
AM088	233	Section 9: Monitoring Table Title	Delete 'Proposed' from title of Table.	Update to the document to reflect progression from Submission version
AM089	233	Section 9: Monitoring : Table: Plan Objective PO1:Relevant Local Plan Policies	Insert colon after SP12 Insert 'Byways' into title of Policy ENV12 to reflect its correct title as set out in section 5 of the Local Plan. As a consequence of MM121, insert Policy INF7: Sustainable Transport and Highways into Monitoring Indicator table in the Relevant Local Plan Policies column	Typographical errors and update to the document to reflect progression from Submission version (ref MM121)
AM090	235	Section 9: Monitoring: Table: Plan Objective PO5: Target	As a consequence of MM6 the wording of the indicator for Policy SP3 on housing mix is deleted and replaced by the following :- <ul style="list-style-type: none"> The size of new houses and mix of housing types to broadly reflect the recommendations of the Strategic Housing Market Assessment, its successor or other appropriate and up to date evidence of housing need. 	Update to the document to reflect progression from Submission version (Ref MM6)
AM091	236	Section 9: Monitoring: Table: Plan Objective PO6:Relevant Local Plan Policies and Indicator	As a consequence of MM110, the title of Policy EC5A is amended as follows:- <ul style="list-style-type: none"> EC5A: Residential Uses in Town and Village Centres <u>EC5A Residential Uses in Town, District and Local Centres</u> And the term 'town, district and local centres' replaces the term 'town and village centres' in the third and fifth Indicators	Update to the document to reflect progression from Submission version (Ref MM110)
AM092	236	Section 9: Monitoring: Table: Plan Objective	Add reference to Policy SP11 (which allocates a housing and employment site in Cononley) in both the first Indicator and Target for Plan Objective PO7 to be consistent with Policies	For the sake of consistency.

Ref	Page	Section/Policy/Para.	Additional Modification	Justification
		PO7: Indicator and Target	SP5, SP6 and SP9 .	
AM093	237	Section 9: Monitoring: Table: Plan Objective PO10: Relevant Local Plan Policies	As a consequence of MM105, Policy EC4B: Tourism Development Commitment at Hellifield is inserted into the Monitoring table in the Relevant Local Plan Policies column	Update to the document to reflect progression from Submission version (Ref MM105)
AM094	1	Appendix A: Title Page	Submission Draft Craven Local Plan <u>2012 to 2032</u> Regulation 22 Draft Document for Submission 29th March 2018 Appendix A: To Draft Policy INF3: Sport, Open Space & Built Sports Facilities	Update to the document to reflect progression from Submission version
AM095	3	Appendix A: Para 3.1	In the first sentence of para 3.1, amend as follows :- “ Provision will be made in all new housing and mixed-use developments of 11 or more dwellings and <u>on any site with a combined gross floor area of more than 1000 sqm</u> which have a maximum combined gross floor space of no more than 1000sqm (gross internal area) including those on sites allocated under local plan policies SP5 to SP11, to provide or contribute towards new or improved sport, open space and built sports facilities.”	Update to the document to reflect progression from Submission version and to ensure the text in Appendix A is consistent with wording within Policy INF3 at Criteria b) 1. and b) 2
AM096	3	Appendix A: Para 3.2	Replace ‘m ² ‘ with ‘sqm’ to be consistent with references elsewhere in the Local Plan. Replace the comma after ‘floorspace’ with a full stop	Typographical error and for the sake of consistency within the document.
AM097	3	Appendix A: Para 3.3	Delete the word ‘by’ in the second sentence between ‘used’ and ‘to calculate..’	Typographical error.
AM098	4	Appendix A: Para 4.1	In the first sentence of para 4.1 amend as follows:- “ The Council will assess each development (of 11 or more dwellings <u>and on any site with a combined gross floor area of more than 1000 sqm</u> , where the maximum combined gross floor space of development does not exceed 1000m² ; and for developments of between 6-10 dwellings, <u>and from developments of less than 6 dwellings but more than 1000sqm combined gross floorspace</u> within designated rural areas) for the existing quantity and quality of open space, sports	Update to the document to reflect progression from Submission version and to ensure the text in Appendix A is consistent with wording within Policy INF3 at Criteria

Ref	Page	Section/Policy/Para.	Additional Modification	Justification
			facilities and pitches, within catchment of the development, in order to determine the local need and if existing provision can meet the need generated by the development.	b) 1. and b) 2
AM099	4	Appendix A: Para 5.2	In the first sentence of para 5.2 delete lower case 't' from 'Ttable 1'	Typographical error.
AM100	13	Appendix A: Section 8: Title	Replace 'REQUIED' with 'REQUIRED' in title	Typographical error.
AM101	13	Appendix A: Para 8.1	In second sentence replace upper case 'H' with lower case 'h' in 'Hectare'	Typographical error.
AM102	16	Appendix A Para 11.1	To ensure consistent wording between all three bullet points included in para 11.1 the second bullet point is amended to read:- <ul style="list-style-type: none"> Mid Craven area <u>there would be a requirement</u> to provide a park and garden; 	For the sake of consistency.
AM103	17	Appendix A Para 12.1 1. Sports Facilities	To ensure consistency with the evidence: Sports Facilities Strategy 2015-2032, the first sentence is amended to read :- 1. "Sports Facilities: swimming pools, sports halls <u>and fitness facilities</u> ..."	For the sake of consistency
AM104	18	Appendix A Para 12.1	At end of paragraph 12.1 replace current local plan website link for cost calculator with updated adopted local plan website link.	Update to the document to reflect progression from Submission version
AM105	1	Appendix B Title Page	Submission Draft Craven Local Plan 2012 to 2032 Regulation 22 Draft Document for Submission 29th March 2018 Appendix B: To Draft Policy Policy INF6: Education Provision	Update to the document to reflect progression from Submission version
AM106	5	Appendix B Para 5.12	As a consequence of MM123, footnotes to be added to as follows :- "Annex 1 is set out in Craven Local Plan Examination Document EL3.012 (iii)" and "	To ensure cross reference to the appropriate evidence base is provided to references

Ref	Page	Section/Policy/ Para.	Additional Modification	Justification
			"Annex 2 is set out in Craven Local Plan Examination Document EL3.012 (iii)"	made within MM123..
AM107	1	Appendix D Title page	Submission Draft Craven Local Plan <u>2012 to 2032</u> Regulation 22 Draft Document for Submission 29th March 2018 Appendix D-C: To Draft Policy ENV6: Flood Risk Environment Agency Technical Note:	Update to the document to reflect progression from Submission version
AM108	1	Appendix D Title Page	As a consequence of MM125, insert new title page for Appendix D to read:- Craven Local Plan 2012 to 2032 Appendix D: Policies Schedule	Update to the document to reflect progression from Submission version

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If you would like to have this information in a way
that's better for you, please telephone **01756**
700600.





CRAVEN LOCAL PLAN

2012 to 2032

Adopted 12th November 2019

Foreword

The Craven Local Plan is an essential document to address some of the big issues facing the District over the coming years.

Craven is a distinctive and attractive place to live, work and visit, offering a fulfilling and vibrant community life with a range of successful companies that are essential for our communities' future prosperity. The Local Plan will build on these factors to provide greater equality amongst our communities in terms of housing choice, better paid local job opportunities, more opportunities for pursuing a healthy and active lifestyle and access to services upon which residents, of all ages, depend. In developing the Local Plan we have aimed to embrace all of these factors.

The Plan sets the location, design and sustainable construction of these new homes, business premises and other commercial enterprises and so helps reduce carbon emissions, fuel poverty and waste, and respects the distinctive character and heritage of their surroundings, reinforcing a 'sense of place'. We aim for new homes to have good access by walking, cycling, public transport and car to local facilities, employment areas, town centres and the countryside.

I would like to thank everyone who has contributed to the preparation of the Craven Local Plan, including adjoining Local Authorities, the National Park, Government Agencies, the development industry and in particular our communities for their active involvement. This Local Plan is the result of the Council working with communities and partners constructively and cooperatively and we believe that this journey has led to the creation of a Local Plan that successfully promotes necessary growth while protecting our important landscapes.

Richard Foster
Leader, Craven District Council



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SECTION 1: INTRODUCTION

- 1.1 This Local Plan sets out a spatial strategy and policies for change, development and conservation in Craven District outside the Yorkshire Dales National Park (YDNP) for the period 2012 to 2032. It is used to decide planning applications and sets out how land is to be used for things like housing, business, recreation and conservation; how the right development is to be achieved in the right location at the right time; and how sustainable development can be achieved overall. A number of policies from the Craven Local Plan (1999) were saved in 2007. The majority of these saved policies have been replaced in this Local Plan. Appendix D details which saved policies have been replaced by those within this Local Plan.
- 1.2 The Craven Local Plan, together with Neighbourhood Plans, and the Joint Minerals and Waste Local Plan (which sets out a strategy for minerals and waste planning in North Yorkshire outside YDNP and is prepared by North Yorkshire County Council (NYCC), the City of York Council (CYC) and the North York Moors National Park Authority (NYMNPAA)) will form the development plan for Craven outside the YDNP.¹
- 1.3 The Craven Local Plan is required by law² and has been tailor-made to suit Craven and its communities. It is committed to our international obligations and mindful of our aspirations as a nation including the national planning priorities set out in the National Planning Policy Framework (NPPF) and the more detailed guidance provided in the National Planning Practice Guidance (NPPG). The NPPF provides a broad set of national planning priorities, which include housing growth, economic growth, social progress and environmental enhancement. The Craven Local Plan pursues these national priorities in a way that makes sense for the local area, because it responds to

¹ The YDNP is a separate planning authority and is responsible for preparing both a local plan and a minerals and waste local plan for the Craven part of the National Park area.

² The legal basis for the requirement to produce a Local Plan was established by the Planning and Compulsory Purchase Act 2004. The 2004 Act sets a context for how Local Development Frameworks were to be prepared. However, the Localism Act 2011 changed this context to prepare Local Plans, by revoking Regional Strategies and establishing the Duty to Cooperate in its place.

local circumstances and evidence and has been developed in consultation with local people and other stakeholders with an interest in Craven. As a result, the Craven Local Plan is a plan for sustainable growth.

Vision

- 1.4 The plan begins with a vision of what we would like Craven to be in 2032. This vision gives the plan a focus and a goal to aim for.

Objectives

- 1.5 The plan objectives are broad achievements we need to make in order to make the vision a reality. There are ten objectives overall (PO1 – PO10).

Strategy

- 1.6 The strategy is the method for achieving our objectives — or the tactics for securing each objective, on the way to realising our vision. These tactics take the form of strategic, site allocation and development management policies.

Proposals

- 1.7 Where a policy earmarks an area of land for a specific purpose - for example: building new homes or businesses, recreation or conservation -it's shown on the local plan map, also known as the policies map.

Plan Period

- 1.8 The Craven Local Plan covers the period of time from 2012 up to 2032. During this period, progress on achieving the objectives and towards our vision will be checked and announced each year in an annual report. If this monitoring reveals a hitch in the plan's progress, policies can be adjusted to bring it back on track.

Plan Area

- 1.9 This is the geographical area - all of the towns, villages and countryside - covered by the plan. The plan area doesn't include any part of Craven within the Yorkshire Dales National Park, which has its own local plan prepared by

the National Park Authority. So, when you read “Craven” or “Craven plan area” in this document, it means “Craven outside the National Park”. Where information or statistics referred to in the Local Plan relate to the whole of the District, i.e. the plan area and the national park, you will read – “Craven District”.

Other Planning Documents

- 1.10 The Craven Local Plan sets out a spatial strategy, that together with its strategic, site allocation and development management policies provide a coherent and comprehensive decision making framework for future planning applications. However, further detail and guidance on local plan policies can be a useful addition to the plan to help people when they are formulating their development proposals. Supplementary Planning Documents (SPDs) have this role and may follow on from the local plan. Any SPD that’s in the pipeline will appear in the Local Development Scheme, which is a rolling programme for the preparation and review of local plan documents. The progress of SPDs will be monitored in the annual report. Similarly, if the Council decides it wishes to introduce a Community Infrastructure Levy (CIL) Charging Schedule to accompany the Local Plan, its timetable for preparation will be included in the Local Development Scheme.

Duty to Cooperate

- 1.11 The Craven Local Plan has been prepared in co-operation with neighbouring councils and agencies that work across council boundaries, to ensure that no opportunities are missed to work together on issues that are “bigger than local”, cross administrative boundaries and require a policy response. More detail on the relevant cross boundary strategic priorities that have been identified for Craven’s Local Plan and how cooperation and collaborative working with neighbouring authorities and other bodies has influenced the preparation of the Local Plan can be found in the Council’s Duty to Cooperate Statement.

Engagement, Collaboration and Evidence

- 1.12 This plan has been created in collaboration with local communities and other stakeholders - people and organisations with an interest in the future planning of the area. Early engagement with communities and stakeholders on shaping the local plan strategy and policies took place in 2012 and 2013, and the Council consulted on three draft versions of the Local Plan in 2014, 2016 and 2017 alongside its updated evidence base before publishing the Draft Publication Local Plan in January 2018 and submitting the plan to the Secretary of State for examination on 27th March 2018.
- 1.13 Engagement with stakeholders is carried out according to the Statement of Community Involvement (SCI), which is a kind of customer charter for the creation of local planning documents.

Sustainability Appraisal

- 1.14 The plan has been developed and refined using Sustainability Appraisal (SA), and Habitats Regulation Assessment (HRA). The SA tests ideas and options against a set of sustainability objectives to see how effectively they might achieve sustainable development. The HRA highlights Likely Significant Effects (LSE) on European designated sites for biodiversity i.e. RAMSAR sites, Special Areas of Conservation and Special Protection Areas and sets a framework for avoidance and/or mitigation. The SA Scoping Report has identified matters for the local plan to tackle and key issues are described in Section 2: Context.

Neighbourhood Plans

- 1.15 Parish councils within the Craven Local Plan area can produce neighbourhood plans which, when adopted, also form part of the development plan, together with the Craven Local Plan and the Joint Minerals and Waste Local Plan. Neighbourhood plans must be in general conformity with and reflect the strategic policies in the Craven Local Plan. Neighbourhood plans should not promote less development than set out in

the Local Plan, but can promote more development. The Craven Local Plan has been prepared with neighbourhood plans in mind, as they're likely to be an important part of Craven's planning future.

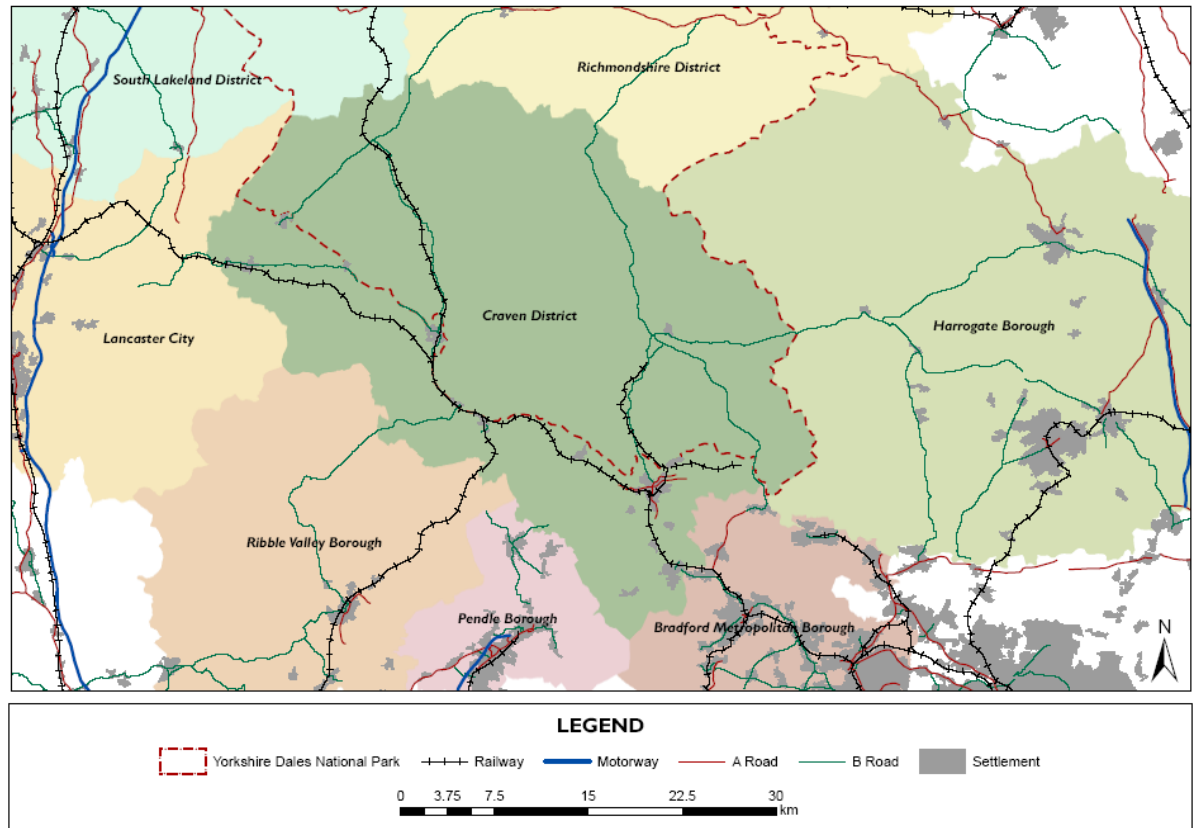
- 1.16 Craven's parishes will be encouraged to adopt neighbourhood planning and will be guided and supported in their neighbourhood planning efforts. Neighbourhood plans and orders will help to achieve sustainable growth in Craven by bringing forward communities' own initiatives and proposals, in line with the strategy established by this local plan, for such things as:

- Growth in housing and business
- Rural exception sites
- Conservation area appraisals
- Local lists
- Design guides
- Local green space
- Allotments
- Green travel
- Renewable and low-carbon energy
- Community projects for sport, recreation, tourism and biodiversity.

SECTION 2: CONTEXT

- 2.1 This section provides some context for Craven, its people and places and identifies the key issues and challenges facing the area. More detailed facts and figures relating to Craven are contained in supporting Sustainability Appraisal documents.

Location and Area



- 2.2 The Craven plan area is situated at the western end of the county of North Yorkshire, England's largest County and is 8,654 square kilometres in area. The total area of Craven District is 1,179 square kilometres. The area of Craven to which this local plan relates is 370 square kilometres. The remainder of the Craven District (808 square kilometres) is within the Yorkshire Dales National Park. The Yorkshire Dales National Park Authority is a separate planning authority that produces a park-wide local plan, which encompasses parts of Craven, Richmondshire, South Lakeland and Eden Districts and a small part of the Lancaster City Council area. The boundary of

the National Park in the Craven District generally follows the A65 to the north of Skipton and the A59 to the east of Skipton. At several locations the boundary of the National Park bisects settlements e.g. Embsay, Clapham, creating a 'split' in planning control between the National Park Authority and Craven District Council. The Craven plan area is flanked by the County of Lancashire and the Lancashire districts of City of Lancaster, Ribble Valley and Pendle immediately to its west and south, Bradford Metropolitan District to the south-east and the Yorkshire Dales National Park to the north and east.

Sub- Regional/ Economic Context and Transport Links

- 2.3 Craven District Council is a partner in the Leeds City Region Local Enterprise Partnership (LEP) and the York, North Yorkshire and East Riding LEP. Craven's presence in these two LEPs reflects significant economic links with the Leeds-Bradford conurbation as well as extensive predominantly rural areas to the east and north of the district in the York, North Yorkshire and East Riding LEP. Craven also has economic links with East Lancashire, in particular with nearby towns in Pendle and the City of Lancaster.³
- 2.4 Craven is predominantly a 'small business' economy, it has a higher proportion of 'micro' firms employing fewer than 10 workers (89.7%) than both Yorkshire and the Humber (86.8%) and Great Britain more generally (88.3%). As a result, there are relatively few firms employing between 10 and 49 workers (8.6% versus 10.9% in Yorkshire and the Humber and 9.6% in Great Britain), between 50 and 249 workers (1.4% versus 1.9% in Yorkshire and the Humber and 1.7% in Great Britain) and large firms employing over 250 workers (0.3% versus 0.4% in Yorkshire and the Humber and Great Britain overall)⁴.
- 2.5 Nevertheless it is important to note that Craven is home to several large businesses of a national, and even international scale, including several in

³Lichfields – Craven Employment Land Review and Future Requirements for Economic Growth 2017 Fig 2.10

⁴ONS, UK Business Statistics: Activity, Size and Location 2012

the Financial and Healthcare sectors (which have a strong presence in Craven as well as the wider Leeds City Region). A selection of these large companies located within Craven includes:

- Angus Fire (Bentham): a manufacturer of fire protection products that has been in operation for over two hundred years, with customers in over a hundred countries and specialisms across a wide range of industrial sectors;
- Dales Pharmaceuticals (Skipton): UK operation for the international pharmaceuticals company. Dales Pharmaceuticals hold licences for manufacture, assembly and importation of medicinal products for human and veterinary use, including investigational medicinal products and specialist services, such as Home Office Controlled Drug licences;
- Computershare (formerly Homeloan Management Limited) (Skipton): a global financial administration company employing over 16,000 people across 90 offices around the world.
- Principle Healthcare International (Skipton): the UK's leading producers of vitamins, minerals and food supplements. The company heads up a group which serves some of the major retailers in the UK, Europe and internationally;
- Skipton Building Society (Skipton): the UK's fourth largest building society, with £13.9 billion of assets and a national presence represented by a network of around 100 branches across the country; and
- Systagenix (Gargrave): world leader in the development and manufacture of advanced wound care products. The company distributes products and services to more than 100 countries, and employs 800 people worldwide including an experienced team of R+D Scientists at the Centre of Excellence for Wound Healing in Gargrave⁵

⁵ York, North Yorkshire & East Riding Local Enterprise Partnership (2013) Strategic Economic Plan, Part 2, page 133

- 2.6 Craven has a lower level of business start-up relative to the national average, with just over 78 new business registrations per 10,000 working age population in Craven compared with 86 across Britain as a whole. However, Craven performs better in this measure relative to the regional rate, in which just 69 businesses are registered per 10,000 working age population⁶.
- 2.7 In contrast, self-employment in Craven is well above the regional and national average, with 27.4% of the working-age population falling within this category compared with just 8.7% regionally and 10.0% nationally in 2014⁷ (a fact partially explained by the rural nature of the District and the types of jobs that tend to flourish in such areas, such as leisure/recreation activities linked to tourism, hospitality and independent retail operations). Consultation with local businesses has shown that many of those who are self-employed and work from home (such as highly-educated private sector consultants) are drawn to the area in order to live and work in an attractive environment.⁸
- 2.8 Craven's employment space is dominated by industrial (factory and warehousing) uses which account for over 60% of the total stock. Craven's commercial office stock is also relatively significant at around 70,000 sq m and has been growing in scale in recent years whilst the reverse is true for manufacturing⁹.
- 2.9 Between 1999/00 and 2004/05, Craven experienced a relatively large and steady rate of employment land development (with an average of 2.42 ha developed annually). Following this however, development reduced significantly to just 0.45 ha over the period 2005/06 – 2013/14. It is thought that this was due to a combination of a perceived lack of available

⁶ ONS, Business Demography Statistics 2013

⁷ ONS Annual Population Survey (Jul 2013-Jun 2014)

⁸ Lichfields -Craven Employment Land Review and Future Requirements for Economic Growth 2017 para 2.14 page 9

⁹ Lichfields - Craven Employment Land Review and Future Requirements for Economic Growth 2017 para 3.36 page 24

employment sites combined with a tightening of finances and a more challenging business environment following the financial crisis¹⁰.

- 2.10 A recent survey of local businesses in Craven identified a number of barriers to their further expansion. By far the most common barrier to further expansion was identified as a lack of suitable land and premises (67% of respondents highlighted this concern), in addition to the availability of a local workforce (33%) and a lack of affordable premises (26%)¹¹.
- 2.11 There is a diverse mix of business sectors within Craven, with concentrations scattered around the authority area¹². However, the principal employment area within Craven is the area in and around the south of the plan area (encompassing Skipton but also Cross Hills and Sutton-in-Craven, in addition to Gargrave). Within Skipton itself, a large number of Public Services and Professional Services firms are evident. Clusters of businesses are also evident in the smaller, yet significant, settlements of Settle, Bentham and Ingleton.
- 2.12 There is a close correlation between the number and frequency of businesses and the strategic road network, with large hubs of firms visible to the east and west of Skipton via the A59 (providing a link to the M6 to the west and to the A1(M) and the port of Hull to the east); to the south of Skipton via the A629 (providing a link to the M606/M62 to the south-east) , and to the north west and south east of Skipton along the A65 (a trans-Pennine route linking the plan area with the M6 for Cumbria and the Lake District to the north-west and West Yorkshire (Leeds) and the M1 to the south east).
- 2.13 Whilst the A56 and the A6068 in the south of the plan area provide important links from Skipton and Glusburn/Cross Hills respectively to the M65 at Colne

¹⁰ Lichfields - Craven Employment Land Review and Future Requirements for Economic Growth 2017 para 3.37 page 24

¹¹ Lichfields - Craven Employment Land Review and Future Requirements for Economic Growth 2017 para 5.51 page 35

¹² Lichfields - Craven Employment Land Review and Future Requirements for Economic Growth 2017 Figs 2.5 and 2.6 page 10

to the west which connects to the M6 south of Preston and provides access to the M66 to Manchester, the quality of the road connections between Craven and Colne in Pendle are currently poor. However, Lancashire County Council in its East Lancashire Highways and Transport Masterplan (2014) has identified the A56 Colne-Foulridge bypass as a potential scheme which could be delivered within the lifetime of the Craven Local Plan, providing funding can be secured. The scheme is also supported by the Lancashire Local Enterprise Partnership (LEP) and in the adopted Pendle Core Strategy (2015) in view of the potential for the scheme to enhance economic links and benefits between Lancashire and Yorkshire.

- 2.14 The Craven Plan area is linked to the rail network via the Leeds-Skipton-Carlisle route (incorporating the famous Settle-Carlisle railway) and the Leeds-Skipton-Lancaster-Morecambe route. Skipton is also the terminus for the electrified Airedale line from West Yorkshire (Leeds and Bradford). Rail services on the Airedale line connecting Skipton with Leeds and Bradford (and with other West Yorkshire towns in between) are excellent and have experienced high levels of growth in usage in recent years. Indeed Skipton Station is the second busiest railway station in North Yorkshire with over 1,106,036 entries and exits recorded in 2014/15¹³. The HS2 Growth Strategy of the West Yorkshire Combined Authority (WYCA) seeks to realise in full the potential benefits of HS2 to accelerate the transformation and growth of the sub- regional economy. WYCA positions HS2 at the centre of a coherent strategy for improving the wider rail and transport network serving Leeds City Region (including the Airedale line). It will be integrated with enhanced inter-urban links across the north (Northern Rail), particularly a new fast east-west link between York, Leeds, Bradford and Manchester, and also between Leeds and Sheffield. A project inception report completed in February 2017 (managed by the WYCA and sponsored by NYCC and CDC) investigated the viability and business case for a new Station at Cross Hills on the Airedale

¹³ Office of Rail and Road (ORR) –Estimates of Station Usage for 2014/15

line. The report concluded that the scheme should be taken forward for further work and more detailed consideration.

- 2.15 North and west of Skipton, the rail links that connect Craven with Carlisle, Lancaster and Clitheroe, are on less populous routes than the Airedale line and patronage from tourism contributes to the level of services.

Improvements to the train services between Skipton and Lancaster have recently been agreed and are included in the Council's Infrastructure Delivery Plan (IDP) together with the need to make improvements to existing railway stations along this route. The rail connections to the west are particularly restricted with only Sunday services operating on the community rail line between Manchester –Clitheroe – Hellifield.

- 2.16 There is no direct rail link between Skipton and towns in East Lancashire, although the track bed of the route of the former Skipton to Colne railway line presents an opportunity to enhance the accessibility of employment, business and housing between Craven and East Lancashire and improve connections to Manchester and Manchester Airport. The adopted Pendle Core strategy (2015) supports the reinstatement of the Colne to Skipton railway line as a key strategic transport scheme in Pendle and protects the route of the former Colne-Skipton railway for future transport use. North Yorkshire County Council in their recently published document: A Strategic Transport Prospectus for North Yorkshire sets out how it would like to work with the Government, Transport for the North and the Northern City Regions to ensure that improved transport connections allow England's largest County to both contribute to and share in the economic benefits of the Northern Powerhouse and to this end three strategic transport have been identified :--

- improving east-west connectivity (including trans-Pennine links),
- improving access to High Speed and conventional rail, and
- improving long distance connectivity to the north and south.

These strategic transport priorities are also reflected in the new North Yorkshire Local Transport Plan (LTP4) 2016 to 2045. A number of key east-west routes are within Craven such as the A59, A56 and the A6068. In March 2017, North Yorkshire County Council with Lancashire Local Enterprise Partnerships and the West Yorkshire Combined Authority published an East-West Connectivity Study focussed on a 'Central' Trans Pennine Corridor, including key road routes such as the M65/A59/A56/A65 and rail routes such as the Calder Valley and the Skipton –Colne Lines. The study aims to develop a strategic economic narrative to the case for potential intervention in road/rail based connectivity. CDC is a key stakeholder in this study.

- 2.17 The southern part of the Craven plan area and the Aire Valley in particular has very good and frequent bus services/routes, connecting Skipton and settlements in south Craven to towns and cities in West Yorkshire and East Lancashire. Bus services connecting Skipton to Settle and beyond along the A65 are good, although in the more remote rural areas of Craven bus services face an uncertain future related to social change (e.g. the growth in car ownership and demographic change).
- 2.18 There are no airports within the plan area, but the nearest airports are Leeds-Bradford Airport to the south east and Manchester Airport to the south west.

Settlements

- 2.19 The Craven Plan area contains the four largest settlements within Craven District. The market town of Skipton is the largest town in the District and plan area (by a considerable margin) and is located in the south of the plan area in the strategic 'Aire Gap' through the Pennines linking Yorkshire with Lancashire. It contains the administrative functions of the District Council and is the base for a range of North Yorkshire County Council services. Skipton has the largest town centre, offers the widest range of employment opportunities, goods and services in the District and plan area and is well connected with the A road network and rail network. The two smaller market

towns of Bentham and Settle are located in the north and mid areas of the Craven plan area respectively and both have a good range of services, provide employment opportunities and are well connected to the A road network and rail network, although Bentham is located further away from the A65 than Settle. Glusburn/Cross Hills, the largest village in the District, is located in the south of the plan area close to the boundary with Bradford Metropolitan District, and offers employment opportunities and a good range of services for a village of its size.

- 2.20 The remainder of the plan area is characterised by villages that function as local service centres or villages that have basic services and these are generally located either on or close to main transport routes (road and/or rail). For example Ingleton, Clapham, Hellifield, Long Preston and Gargrave are on/close to the A65 and with the exception of Ingleton, have railway stations on either the Leeds – Skipton- Lancaster – Morecambe route and/or the Leeds – Skipton- Carlisle route. The village of Bolton Abbey in the south of the plan area is close to the A59 and has a public transport connection to Ilkley and Grassington.
- 2.21 A number of villages also form clusters of settlements in relatively close proximity to one another or to a market town where services may be shared and accessed via public transport, walking or cycling. For example in the north of the plan area Burton in Lonsdale and Ingleton are in relatively close proximity to and have good public transport connections with the market town of High and Low Bentham.
- 2.22 In the central part of the plan area the villages of Clapham, Giggleswick, Langcliffe (which is located just over the plan area boundary in the National Park) and Rathmell form a cluster of settlements that have good public transport connections and are either within walking and /or cycling distance of the market town of Settle.
- 2.23 In the south of the plan area the villages of Embsay, Carleton, Cononley and Low Bradley have good and frequent public transport connections with

Skipton (Cononley also has a railway station) and are within walking and/or cycling distance of the main market town of Skipton. Similarly, the villages of Farnhill, Kildwick, Sutton in Craven and Cowling form a cluster of settlements around the larger village of Glusburn/Cross Hills with good and frequent public transport connections and are within walking and/or cycling distance of its wider range of services and employment opportunities.

- 2.24 Elsewhere in the plan area, there is a dispersed pattern of small villages and hamlets reflecting the rural nature of the District, which is within the top ten most sparsely populated local authority areas in England.¹⁴

Natural and Built Environment

- 2.25 Craven has a unique and outstanding natural and built environment, which is reflected in local, national and international landscape and biodiversity designations together with designated and non-designated heritage assets.
- 2.26 The Craven plan area sits alongside the western boundary of the Yorkshire Dales National Park, and has its own important, distinctive rural landscapes which provide a high quality landscape setting for the National Park, and for the Forest of Bowland Area of Outstanding Natural Beauty (AONB) which covers an extensive part of the plan area. The underlying gritstone and limestone geologies of the plan area, and the Aire Gap serves to effectively denote the change from limestone geology to the north to gritstone geology to the south and the effects of glaciation also serve to derive a rich and diverse landscape character and quality in Craven.
- 2.27 The market towns of Skipton and Settle and the larger villages of Ingleton, Giggleswick, Hellifield, Gargrave and Embsay are situated within the setting of or bisected by the national park boundary. The village of Clapham is bisected by the boundary of both the national park and the Forest of Bowland AONB, thus forming a unique dual-gateway to these areas, making the village popular with photographers, birdwatchers, cyclists and walkers,

¹⁴ Craven SA/SEA Scoping Report 2018 para 4.1

providing potential leisure/tourism opportunities. The market town of Bentham is also situated within the setting of the Forest of Bowland AONB. The three market towns of Skipton, Settle and Bentham are located in river valleys below steep sided Pennine uplands and moors. These valleys have long been important transport routes across the Pennines and Craven's central position in the north of England within the Pennines is integral to the past growth of its historic settlements.

- 2.28 The Craven plan area has a built environment of exceptional quality with many of its historic market towns and villages having a distinctive character derived from a blend of the agricultural character of North Yorkshire with Pennine industrial heritage, associated with the building of the Leeds - Liverpool Canal, the railways, early watermills, textile mills and mill workers housing. The attractive historic market town of Settle for instance is notable for the survival of its many 17th and 18th century buildings, its steep lanes and narrow 'ginnels' as well as buildings and structures associated with the Settle-Carlisle Railway. The historic market town of Skipton has a unique character with its fine medieval buildings and street pattern juxtaposed with its textile mills, chimneys and terraced housing and the buildings, bridges, locks and other structures associated with the Leeds & Liverpool Canal and Thanet Canal.
- 2.29 What is also notable about Craven, is that there is very little, if any, derelict land or buildings within its settlements and many former historic mills have been conserved and converted for other uses, including housing and employment. Many former contaminated industrial sites have also been remediated and redeveloped for housing.
- 2.30 The rich heritage of Craven is reflected in the number of heritage designations including 888 Listed Buildings, 31 Scheduled Monuments, including the Park Hill Earthwork (Civil War Battery in Skipton), 2 registered Parks and Gardens, including Broughton Hall, which is considered to be the best surviving example of work by William Andrews Nesfield and Gledstone

Hall, which features a planting scheme by Gertrude Jekyll, and 29 Conservation Areas.¹⁵

- 2.31 The plan area is also rich in biodiversity and has a number of biodiversity or geodiversity designations of European and national importance, including a small part of the South Pennine Moors Special Protection Area (SPA) and Special Area of Conservation (SAC) in the south of the plan area and 12 Sites of Special Scientific Interest (SSSI) spread across the whole plan area. There are more than eighty Sites of Importance for Nature Conservation (SINC) located across the plan area and Craven District also has extensive areas of Ancient Woodland (186 sites).
- 2.32 With such a wealth of natural and built assets, it is perhaps unsurprising that the Craven plan area is a popular place for people to live, work and visit. Recreational opportunities abound with an extensive rights of way network, and the national long distance footpath, the Pennine Way passes through the area. There are good cycling opportunities in the area with access to the National Cycle Network at Gargrave, Embsay, Giggleswick, Clapham and Ingleton. The Way of the Roses and the Leeds & Liverpool Canal towpath present additional potential for active recreation and leisure.

People and Demographics

- 2.33 Craven District has a total population of 55,801¹⁶. About 82% of the total District population live in the Craven plan area.¹⁷ The population of Craven increased by 11% between 1991 and 2011, however when this growth in population is examined in more detail by age group, it is clear that this growth in population was not balanced across different age groups. Over this period, the proportion of the population aged 0-15 increased by 4% but the proportion of those aged 16-39 reduced by 16.7%. Older age groups

¹⁵ "Heritage Counts 2013" Historic England

¹⁶ ONS 2015 Mid- Year Estimate

¹⁷ Craven SA/SEA Scoping Report 2018 para 4.1

increased significantly, with those aged 40-59 increasing by 29.2% and those aged 60 and over increasing by 30%.¹⁸

- 2.34 Official population projections¹⁹ indicate that the resident population in Craven will continue to age. Whilst this may happen in many areas throughout the country as people continue to live longer, the projections indicate that this is likely to be particularly acute in Craven compared to the Yorkshire and Humber region or England as a whole. The percentage of the population aged 65+ in Craven is expected to increase from 25% in 2014 to 34% by 2032 (a 9% increase), with the percentage aged 80+ expected to increase from 7% to over 12% (a 5% increase). This is at a substantially higher rate than the expected change in both Yorkshire and Humber and in England, where the percentage aged 65+ is projected to increase by 5%, and the population aged 80+ by 3%. The 2014-SNPP statistics show Craven's median age in 2014 is 49, which is significantly above the Yorkshire and Humber and England's median average age in 2014 at 40.²⁰
- 2.35 The old age dependency (OAD) ratio measures the relationship between the size of the population aged 65+ and the population aged 16–64. Craven has an OAD of 42 in 2014, compared to a national average for England of 27. This means that the 65+ population of Craven is equivalent to 42% of the 15-64 age group population, compared to just 27% across England in aggregate.²¹ In Craven, the OAD is expected to rise over the 2012 to 2032 plan period from 39.2 to 66.4 (a change of 27.2).²²
- 2.36 The ageing of the resident population has important implications for the future prospects for Craven as a place to live, work and play and raises important issues that the Local Plan Strategy will need to address, including effects on the size and structure of the local labour force, the expected profile

¹⁸ SHMA 2015 para 4.11 and Fig 4.1 page 49/50

¹⁹ ONS 2014 - SNPP

²⁰ Edge Analytics –Craven Demographic Forecasting Update October 2016 Fig 6, page 8

²¹ Edge Analytics –Craven Demographic Forecasting Update October 2016 Fig 6, and para 2.14, page 8

²² Edge Analytics –Craven Demographic Forecasting Update October 2016 Fig 19, para 4.17, page 25

of future household formation, the balance and mix of Craven's communities, issues of loneliness and isolation, fuel poverty and effects on the provision of services.

Housing

- 2.37 House prices in Craven (as in many places elsewhere in the UK) have increased significantly over the period 2000 to 2015. Median house prices in 2000 were £70,000, but by 2016 median house prices were £189,475, an increase of 170.7%.²³ When compared to the seven other district authority areas within North Yorkshire, Craven is the fifth least affordable district (after York) with a house price to median income ratio of 7.7. Similarly, the lower quartile income to lower quartile house prices ratio is 7.7.²⁴ A recent study shows that there is an annual net imbalance of 126 affordable dwellings in Craven District as a whole, with most of this need (87.3%) for 1 and 2 bedroomed dwellings.²⁵
- 2.38 There are a total of 27,800 dwellings in Craven District of which 938 are vacant, resulting in a total of 26,862 occupied dwellings. The overall vacancy rate is 3.4% which compares with a vacancy rate of 2.6% across England²⁶.
- 2.39 The vast majority of the dwelling stock in Craven are houses (90.8%) with flats/apartments only making up 9.2% of the dwelling stock. In terms of dwelling size, most dwellings (63.6%) are three bedrooms or more, 28.6% are two bedroomed and only 7.7% are one bedroomed.²⁷
- 2.40 With respect to tenure of properties, 73.1% of properties are owned, with 17.4% of properties privately rented and 9.5% of properties as affordable rent or shared ownership.²⁸

²³ SHMA 2017 para 3.12, Fig 3.1, page 28/29

²⁴ SHMA Dec 2016 Tables 4.6 and 4.7, page 47

²⁵ SHMA 2017 para 7.9 page 87 and Table 7.2, page 88

²⁶ SHMA 2017 para 5.9 page 69 and Table 5.1b page 71

²⁷ SHMA 2017 paras 4.5 and 4.6 and Table 4.2, page 38/39

²⁸ SHMA 2017 Fig 4.4 page 45

Key Issues – Craven Plan Area

2.41 Arising from the context of the Craven plan area, the following key issues have been identified:

- **Falling resident workforce:** The existing housing stock is increasingly occupied by one or two person older/retired households. The area is also attractive to families, so new housing would help to enable younger households to move to Craven and access the housing market which will help to rebalance the age profile of the area; maintain mixed and balanced communities with access to services and improve the supply of local labour for businesses. The provision of smaller properties will also enable older households to downsize and free up larger housing units.
- **Affordable housing need:** House prices and rents relative to local incomes are high. In common with many parts of the UK, house prices have not readjusted relative to wages since the price rises of the 2000s. This has resulted in considerable affordable housing need
- **Greenfield Development:** The limited supply of brownfield land means that to meet objectively assessed development needs, greenfield sites will be required for development.
- **High Quality Environment :** Meeting objectively assessed development needs will need to be reconciled with the appropriate protection of the plan area's outstanding environment, including its natural and historic assets.
- **Employment land:** Demand from local business for space to grow and limited serviced employment land available.
- **Transport:** There are opportunities for improved connectivity and economic links with Lancashire and West Yorkshire via road and rail networks.

SECTION 3: SUSTAINABLE DEVELOPMENT

VISION FOR CRAVEN IN 2032

Following a period of sustainable growth and change in Craven, there is a greater equality amongst its communities in terms of housing choice, better paid local job opportunities, more opportunities for pursuing a healthy and active lifestyle and access to services upon which residents, of all ages, depend. Craven is a distinctive and attractive place to live, work and visit, offering a fulfilling and vibrant community life.

Most new homes are situated within and around market towns and villages (on previously developed land where it has been possible and appropriate), between extensive public open spaces, connecting people to the countryside and creating corridors for wildlife. The location, design and sustainable construction of these new homes, along with business premises and other commercial enterprises has reduced carbon emissions, fuel poverty and waste and respects the distinctive character and heritage of their surroundings, reinforcing a 'sense of place'. The new homes have good access by walking, cycling, public transport and car to local facilities, employment areas, town centres and the countryside.

New well connected and serviced employment locations facilitate business creation, growth and productivity, and enable residents to work locally and obtain higher salaries.

Craven's high quality landscape and treasured environmental assets are conserved and are enjoyed by everyone.

NORTH AREA

The market town of Low and High Bentham is thriving, following a period of sustainable growth and change and is a focus for most new homes and jobs in the north area. New homes and employment areas in the smaller

centre of Ingleton are also helping to support the North Craven economy. Residents in the smaller settlement of Burton-in-Lonsdale enjoy a vibrant community life with good access to local services.

In Bentham, new and proportionate development has brought environmental and economic improvements securing a sustainable future for the spirited working market town. A new park provides recreation, cultural and social opportunities for residents and visitors. The tourism economy continues to grow through promotion of Bentham's location as a gateway to the Forest of Bowland Area of Outstanding Natural Beauty, and the town is capitalising on its' rail links to the west coast main line, Lancaster, Leeds and Bradford.

At Ingleton, regeneration opportunities encouraged by new development are boosting the tourism economy, based on the area's rich heritage, cultural and environmental assets, including Ingleton Viaduct, Riverside Park and Ingleton Waterfalls. The type and mix of new homes and jobs support a balanced local population and a range of facilities serving the local community and tourist economy. The village centre provides a lively mix of shops, services, cafes, pubs and restaurants in a stunning setting with access to outdoor sports and recreation.

MID AREA

The market town of Settle is the focus of most new homes and jobs in the mid area supporting a balanced population that includes working people and families. The growth of the town will have been achieved in a manner which has retained both its intimate feel and its distinctive character. The smaller villages of Clapham, Giggleswick, Rathmell and Hellifield are also thriving local communities.

In Settle, the historic market place and railway station on the world famous Settle- Carlisle Railway are the focal points of this well-connected hub for the Yorkshire Dales that has a concentration of shops, services, cultural facilities, creative businesses and industry. Older residents in particular

are able to benefit from the town's intimate feel and large amount of facilities for its size.

SOUTH AREA

Skipton, the surrounding villages of Gargrave, Carleton, Embsay, Bradley and Cononley and the settlements in south Craven of Glusburn, Cross Hills, Farnhill, Kildwick, Sutton-in-Craven and Cowling are an ever popular location with families due to the winning combination of a high quality local environment, good schools and good transport links to the Leeds-Bradford and Manchester conurbations.

New, innovative and diversified employment development within high quality local environments at Skipton, Cononley and the established Broughton Hall Business Park, contribute to the prosperity of the area and the wider city region economy of Leeds and the economy of the York, North Yorkshire and East Riding Local Enterprise Partnership (LEP) area. The tourism economy is flourishing, based on the area's rich heritage, cultural and environmental assets, such as the Leeds & Liverpool Canal, the Embsay with Eastby – Bolton Abbey Steam Railway, Bolton Abbey, the Settle-Carlisle Railway, Broughton Hall Estate, Skipton Castle and Woods, the Craven Museum and Gallery and the Yorkshire Dales National Park.

As the largest settlement in the district, Skipton is the main focus for growth in Craven. New public open spaces and family facilities mean that the town centre continues to thrive. Residents, workers and visitors alike appreciate the blend of street markets, independent shops, national retailers and a wide range of other essential services in a historic setting of townscape and landscape. Skipton also offers a broad range of employment opportunities, along with a diverse evening economy and cultural offer.

PLAN OBJECTIVES

PO1: Achieve patterns of development supported by adequate and appropriate infrastructure which:

- **Make best use of available resources**
- **Promote sustainable travel movements**
- **Nurture high quality environments and community life**
- **Promote health, wellbeing and equality.**

PO2: Conserve and enhance the high quality local environment including reinforcing the distinctive character of Craven's towns, villages, green infrastructure, biodiversity, ecological networks and cultural heritage.

PO3: Conserve and enhance the character and settings of Craven's landscapes and the special qualities of the protected landscapes of the Forest of Bowland AONB and the Yorkshire Dales National Park.

PO4: Maintain a continuous supply of housing land to meet housing needs throughout the plan period.

PO5: Improve housing choice in terms of house type, size, tenure, price and location.

PO6: Enhance the vitality of market towns and larger village centres and improve the provision of local community services and facilities in smaller settlements.

PO7: Provide sufficient and suitable employment land to enable businesses to grow and enhance their productivity and identify locations for new and diversified employment development related to a high quality local environment, the tourism economy and cultural opportunities.

PO8: Address and mitigate flood risk as a response to climate change and as a barrier to local economic growth.

PO9: Encourage renewable forms of energy generation where appropriate to reduce carbon emissions, waste and water use arising from local development.

PO10: Achieve the diversification and growth of the rural based and farming economy.

Presumption in Favour of Sustainable Development and Meeting the Challenge of Climate Change

3.1 The principal aim of the Local Plan is to promote sustainable development in Craven. The purpose of the two policies SD1 and SD2 below is to embrace three key planning principles and embed them in the Craven Local Plan:

- a) The presumption in favour of sustainable development as defined in the National Planning Policy Framework.
- b) The statutory requirement for decision taking in Section 38(6) of the Planning and Compulsory Purchase Act 2004, which states that the statutory Development Plan must be the starting point in the consideration of planning applications for the development or use of land.
- c) The statutory requirement of section 19 (1A) of the Planning and Compulsory Purchase Act 2004 which states that development plan documents must (taken as a whole) include policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change.

POLICY SD1: THE PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

The Craven local plan provides a positive planning framework for guiding development and change in Craven in line with national planning policy. At the heart of the local plan is the aim to deliver sustainable growth.

The council will take a positive and proactive approach to the consideration of development proposals that reflects the presumption in favour of sustainable development that is contained in the national planning policy framework (NPPF).

The council will take a proactive approach and will work co-

operatively with people and organisations wishing to carry out development and applying for planning permission, to find solutions to secure sustainable development that meets relevant plan policies and can be approved wherever possible.

Development that accords with the provisions of the local plan (and neighbourhood plan where applicable) will be approved unless material considerations indicate otherwise.

Where the local plan (or neighbourhood plan where applicable) is silent, or where relevant policies have become out of date, proposals for development will be approved, unless there are sound planning reasons why development should not be approved, taking into account whether:

- a) any adverse impacts of development would outweigh the benefits, when assessed against the national planning policy framework (taken as a whole); or**
- b) specific policies in the national planning policy framework indicate that development should be restricted.**

POLICY SD2: MEETING THE CHALLENGE OF CLIMATE CHANGE

The Craven local plan adopts proactive strategies to mitigate and adapt to climate change, when guiding developmental change in Craven in line with national planning policy. The local plan supports the move to a low carbon future, and in this regard the local plan:-

- 1) proposes new development in locations which reduce greenhouse gas emissions, and adopts a spatial strategy which provides for such a spatial framework;**

- 2) proposes new development in locations of low flood risk;**
- 3) actively supports energy efficiency improvements to existing buildings, and**
- 4) supports renewable and low carbon technologies.**

The local plan takes account of climate change over the long term, including factors such as flood risk, water supply and changes to biodiversity and landscape. New development will be planned to reduce vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which may be vulnerable, care will be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.

Inappropriate development in areas at risk of flooding will be avoided by directing development away from areas at highest risk. However, where development is necessary, the local plan provisions will accommodate the development safely without increasing flood risk elsewhere. The Local Plan is supported by a Strategic Flood Risk Assessment for Craven, and individual planning applications will be required to be accompanied by a Flood Risk Assessment for the site and its surrounds where necessary. The assessment of planning applications will take account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards.

The Local Plan will apply a sequential, risk-based approach to the location of development, to reduce flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:

- a) applying the Sequential Test;**

- b) if necessary, applying the Exception Test;**
- c) safeguarding land from development that is required for current and future flood management;**
- d) using opportunities offered by new development to reduce the causes and impacts of flooding;**
- e) seeking opportunities to facilitate the relocation of development, including housing, in areas where climate change is expected to increase flood risk, to more sustainable locations.**

The local plan, through its policies, seeks mitigation of climate change by promoting the reduction of the need to travel, providing for more sustainable modes of transport and providing opportunities for renewable and low carbon energy technologies. It provides opportunities for decentralised energy and heating, and promotes low carbon design approaches to reduce energy consumption in buildings.

In terms of adapting to climate change, the local plan considers future climate risks when allocating development sites to ensure risks are understood over the development's lifetime, in addition to considering the impact of and promoting design responses to flood risk. The local plan also considers the availability of water and water infrastructure for the lifetime of the development and design responses to promote water efficiency and protect water quality. The local plan promotes adaptation approaches in design policies for developments and the public realm.

SECTION 4: STRATEGIC POLICIES AND SPATIAL STRATEGY

- 4.1 The local plan provides a policy framework that seeks to meet the policy objectives identified at PO1 – PO10. These objectives are informed by the context, background and issues for Craven which is presented at Section 2 of the plan.

MEETING HOUSING NEED

- 4.2 The National Planning Policy Framework (NPPF) requires local planning authorities use their evidence base to ensure that (unless there are robust grounds why not), when setting their local plan housing requirement it will meet the full objectively assessed needs for market and affordable housing in their area.
- 4.3 In 2014, the Court of Appeal held that the provisions of the NPPF require a two stage approach to be followed by local planning authorities when identifying a housing requirement in a local plan (Solihull MBC v Gallagher Estates Ltd (2014) EWCA Civ 1610).
- 4.4 The first stage involves establishing the full objectively assessed need for housing (FOAN) which disregards policy considerations and other matters such as planning constraints and land availability. The second stage involves the consideration of policy and other considerations which may justify a housing requirement in a local plan which is lower or higher than the FOAN.
- 4.5 In accordance with the NPPF and the National Planning Practice Guidance (NPPG) the Council has produced an evidence base which has established the full objectively assessed need for housing in the Craven District from 2012 to 2032.

This is provided by the following documents:

- Craven Local Plan Strategic Housing Market Assessment (SHMA) November 2017 Update

- Craven Local Plan Demographic Forecasting Update :Addendum
November 2017
- 4.6 The changing demography of the District such as population and age structure impacts strongly on the housing market and the type and quantity of housing required. The household change forecast scenarios produced in the demographic research reports have been applied in the SHMA. Economic forecasts were also used in these documents to identify what level of housing might be needed to support the estimated jobs growth in the District.
- 4.7 Following an analysis of these scenarios, the SHMA has concluded that the full objectively assessed housing need for housing from 2012 to 2032:
- **for the Craven District as a whole**, which includes part of the Yorkshire Dales National Park, is 242 dwellings per annum (4,840 dwellings), and
 - **for the Craven Local Plan Area**, which excludes the Yorkshire Dales National Park, is 206 dwellings per annum (4,120 dwellings)
- 4.8 Housing delivery in the area is complicated by the division of Craven District and the local housing market area (HMA) into two local planning authorities, Craven District Council and the Yorkshire Dales National Park Authority (YDNPA). The YDNPA adopted its Local Plan in December 2016 and is seeking to more than meet its FOAN for the National Park as a whole.
- 4.9 Hence for the purposes of meeting the requirements of paragraph 47 of the NPPF, the FOAN for the preparation of the Craven Local Plan is the provision of 4,120 new dwellings between 2012 and 2032 equating to an annual average of 206 dwellings.
- 4.10 The second stage of the process of setting a housing requirement for the Craven Local Plan, as stated above, has been undertaken in the Craven Local Plan Housing Growth Options Paper. This background paper comprises the original paper published alongside the Summer 2017 Pre-Publication Draft Plan and an addendum published alongside the Publication Draft Plan.

- 4.11 The combination of these documents has meant that the plan preparation process has assessed 8 housing growth options in order to seek to establish the most appropriate when considered against reasonable alternatives. This is in accordance with paragraph 182 of the NPPF. Determined through this process, the most appropriate housing requirement for the Local Plan is 230 dwellings per annum (dpa); 4,600 dwellings in total between 2012 and 2032.
- 4.12 This housing requirement will more than meet the FOAN of the plan area of 206 dpa.
- 4.13 Based on the latest jobs growth forecasts for Craven District, the plan's housing delivery requirement will provide a sufficient labour force to support the latest economic forecasts. The employment land requirement set out in Policy SP2 of this plan is in alignment with the demographic scenario used to derive the FOAN and the housing requirement.
- 4.14 The SHMA 2017 Update identifies a need for 126 dpa affordable homes across the HMA (Craven District). Plan preparation has considered whether the Local Plan could be expected to fully meet the need for affordable housing. The viability of providing for a proportion of market housing, along with other planning obligations, for affordable housing has been assessed. The minimum proportion for affordable housing that should be required on greenfield sites has been assessed as 30%. This is evidenced in the Craven Local Plan Viability Assessment Addendum: (November 2017). This proportion means that the 230 dpa housing requirement will not meet the full need for affordable housing. However, the higher growth options assessed in the Local Plan Housing Growth Options Paper have been rejected because of their conflict with the plan's spatial strategy and the significant uncertainty over their deliverability. It is estimated that just less than 60% of the Craven District's affordable housing need would be met from new housing provision in this plan and the Yorkshire Dales National Park Plan (2016). In addition to this provision the Council seeks to increase the provision of affordable housing through its action plans and strategies and on all opportunity sites, including existing properties.

- 4.15 For example, Priority 4 of the Council's Housing Action Plan 2015/16 seeks to return empty properties into use and promote opportunities to registered providers to acquire/lease and refurbish/renovate empty properties.
- 4.16 Furthermore, the York, North Yorkshire and East Riding Housing Action Plan 2015/16 seeks to maximise delivery of affordable housing via planning obligations and other means. This Action Plan proposes to achieve this objective through the establishment of a York, North Yorkshire and East Riding Local Enterprise Partnership wide Registered Provider (RP) forum and identify and engage with RPs not active in the area to promote potential opportunities. This Action Plan also seeks to identify and use opportunities to re-develop or re-use existing residential or commercial property for new housing.
- 4.17 Finally, the York, North Yorkshire and East Riding Housing Strategy 2015-2021 provides the overall strategic basis for these action plans and at this strategic level seeks to continue to make the best use of existing stock and increase the supply of good quality new homes across all tenures and locations in line with Local Plans.
- 4.18 The delivery of an annual average of 230 dpa over the plan period will be a challenge. However with the Local Plan allocating land for more housing than the 4,600 housing requirement; with no proposed phasing for the development of these sites; and with a good proportion of these sites available for development in the first five years of the plan period, there is good reason to be optimistic on delivery. Furthermore, the Council initiative 'Great Place', to attract younger people into the District, and the recent development partnership the Council has agreed with Barnfield Property Investment Ltd to promote and facilitate housing development schemes across the plan area, will make an important contribution to delivering the right number of dwellings in the right places for the right people.

POLICY SP1: MEETING HOUSING NEED

To meet the housing needs of Craven, provision is made for 4,600 net additional dwellings in the plan area over the period 1 April 2012 to 31 March 2032. This is a *minimum* provision and equates to an annual average housing requirement of 230 net additional dwellings per annum.

The housing requirement will be provided through all of the following:-

- a) Net dwellings completed since 1 April 2012;
- b) Sites with planning permission or under construction;
- c) New site allocations identified in the local plan at Policies SP5, SP6, SP7, SP8, SP9, SP10 and SP11 in accordance with the distribution strategy set out at Policy SP4;
- d) Housing allowance for Tier 5 settlements, open countryside and small sites across the plan area identified in accordance with the distribution strategy set out at Policy SP4.

Housing Monitoring shows that 924 net dwellings have been completed between 1 April 2012 and 31 March 2018, the balance of the housing provision for the remainder of the plan period to be provided through b), c) and d) above is therefore 3676 net additional dwellings

ECONOMIC GROWTH

- 4.19 The delivery of new housing in Craven will also need to be balanced with the approach to facilitating economic growth and providing employment opportunities for residents and entrepreneurs.
- 4.20 To assist the Council in reaching a determination of the appropriate level of employment land that may need to be allocated in the Local Plan to align

with the housing needs of the plan area, consultants Lichfields (formerly Nathaniel Lichfield & Partners) were commissioned to undertake an Employment Land Review (ELR March 2017 and ELR Addendum November 2017.)

- 4.21 Lichfields considered five different scenarios of future employment space requirements, based on a number of approaches which reflect economic growth (Experian, REM); past development trends and potential labour supply scenarios (using three different dwelling requirements adapted from the SHMA 2017).
- 4.22 In summary, the range of employment land requirements resulting from the five scenarios (including an allowance for a margin of choice and the replacement of losses) is between 27ha and 32ha.
- 4.23 The SHMA 2017 indicates that the housing OAN for the Craven Local Plan area is 206 dwellings per annum, therefore a figure of 32ha at the top of the range is likely to be required for housing needs and employment land needs to be reasonably aligned.
- 4.24 The Employment Land Review (March 2017) compared the realistic range of employment land requirement against the existing supply of employment space in Craven²⁹ The Council has also assessed (using the assessment methodology of the ELR) an additional existing employment site at Ingleton, as being suitable for inclusion within the existing supply of employment space and is safeguarded under Policy EC2. Table 1 below sets out the range of employment land requirement and the existing supply of employment space in Craven together with the surplus/shortfall that exists.

²⁹ Lichfields – Craven Employment Land Review and Future Requirements for Economic Growth March 2017 Table 8.2, para 8.19 page 64

Table 1	Demand/Supply Balance (ha)
Requirement for B Class Space (ha)	27 - 32
Existing Supply of Employment Space (net) (ha)	16.12
Surplus (+) Shortfall (-) (ha)	-10.88 to -15.88

- 4.25 As Table 1 above shows, there is a shortfall of about 11 to 16 hectares of employment land to meet the realistic range of employment land requirement for the plan period 2012 to 2032.
- 4.26 The evidence suggests that the realistic range of employment land requirement is relatively narrow (5ha), but it is considered appropriate to indicate a minimum level of provision to ensure that the Local Plan strategies for housing and economic growth are aligned and complementary to deliver a balanced pattern of growth in Craven over the period 2012 to 2032. To achieve this, Policy SP2 proposes that a minimum of 32ha of employment land for B Class Uses be provided in the plan area in accordance with the overall growth strategy set out at Policy SP4.
- 4.27 This is not to say that economic growth should be confined to land allocations or existing sites and commitments identified in the plan. In line with Policy SD1 and the presumption in favour of sustainable development, proposals for economic related development/employment generating uses on unidentified sites that accord with the spatial strategy will be supported subject to a number of criteria. See Policies SP2, EC1, EC2 and EC3.
- 4.28 As well as identifying suitable employment land the local plan seeks to facilitate economic growth in the plan area by supporting measures to improve the transport connectivity of the plan area with the wider Leeds City Region, North Yorkshire, Lancashire, Cumbria and Greater Manchester, including the potential re-instatement of the Skipton to Colne railway line to meet the strategic transport priorities of the North Yorkshire Local Transport

Plan (LTP4) 2016 to 2045, and the potential re-opening of Cross Hills Railway Station to contribute to the aims of the HS2 Growth Strategy of the West Yorkshire Combined Authority to improve the wider rail network serving the Leeds City Region.

POLICY SP2: ECONOMIC ACTIVITY AND BUSINESS GROWTH

The local economy will grow, diversify and generate new employment and productivity opportunities. This will be achieved by:

- a) Making provision for a minimum of 32 hectares gross of employment land over the plan period for B1, B2 and B8 Uses through:**
 - i) Safeguarding existing employment land and existing employment land commitments for B1, B2 and B8 uses (in Policy EC2); and**
 - ii) Allocating 15.6 ha gross of additional employment land for B1, B2 and B8 Uses in Skipton (Policy SP5), Settle (Policy SP6) and Ingleton (Policy SP9)**
- b) Supporting sustainable economic activity within towns, villages and the rural areas, including the sustainable growth of the existing employment cluster at Broughton Hall Business Park;**
- c) Supporting enhanced transport connectivity with the wider Leeds City Region, North Yorkshire, Lancashire, Cumbria and Greater Manchester. This includes:-**
 - i) capacity and congestion mitigation improvements;**
 - ii) pedestrian and cycle links to enhanced public transport facilities;**
 - iii) protection of the original double track route of the Skipton to Colne railway line for future rail transport use as identified on the policies map, and**
 - iv) support for the re-opening of former Cross Hills Railway Station by safeguarding land at the former railway station from other forms of development, as identified on the policies map.**

Individual development proposals will be considered under Policy EC1: Employment & Economic Development

HOUSING MIX AND DENSITY

- 4.29 The local plan seeks to create better places, meet housing requirements and the needs of a range of residents, ensure that the right housing is delivered, and land is used in an effective and efficient manner. A flexible policy to guide housing mix and density will help to achieve this by ensuring that the general thrust of housing provision matches identified needs as closely as possible, even though density and mix may vary from site to site.
- 4.30 The NPPF (para 50), expects local authorities to identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand. In response, the Council's latest Strategic Housing Market Assessment (SHMA) Update 2017 provides the following general view on the overall housing mix the local population is likely to need over the plan period:

SHMA Update 2017 Suggested dwelling mix by market and affordable dwellings (Page 89, Table 7.3)			
Overall dwelling size mix	Market (%)	Affordable (%)	Overall (%)
1/2 Beds	18.9	87.4	39.4
3 Beds	57.3	11.8	43.7
4 Beds	23.8	0.8	16.9

This overall mix assumes a broad tenure split of 70% market and 30% affordable.

- 4.31 The *mix* of housing to be planned for is likely to influence the *density* of housing to be planned for, because smaller homes tend to produce higher densities and larger homes lower densities. This relationship between housing mix and housing density is explored in the Council's background paper "Approaching Housing Density and Mix" (February 2017).
- 4.32 Based on the SHMA's general view on the overall mix of housing needed, the background paper would suggest that 32 dwellings per hectare (dph)

(net)³⁰ is an appropriate general guide to the overall density of housing that should be planned for. This guiding density figure should be broadly applicable across the plan area, although proposals for brownfield development with a significant element of conversion (which are likely to be in the minority) should be approached individually in terms of their housing mix and density.

- 4.33 On sites allocated for development under Policies SP5 to SP11, proposals will be expected to accord with Policy SP3, below, unless the policy is superseded by site-specific requirements set out in the development principles. Schemes with lower or higher densities or mix proportions may be acceptable and justified where it is demonstrated that the proposals meet local plan objectives or deliver sustainable forms of development.
- 4.34 In determining planning applications, the council will have regard to the overall need to deliver a mix and range of house types and sizes and will have regard to the most up to date evidence of need/demand from the SHMA and any other sources, such as the local Housing Register (which is a continually updated waiting list for rented affordable housing). Where applicants propose a mix of housing that does not appear to take account of identified needs, they will be expected to provide credible reasons and robust evidence to support their proposals.
- 4.35 Policy SP3, which follows, will help to guide the mix and density of new homes provided in Craven, in order to promote balanced mixed communities and to ensure that overall provision matches overall needs as closely as possible, land resources are used effectively and efficiently, and proper account is taken of evidence, scheme viability and site-specific circumstances.

³⁰ 32dph (net) includes dwellings, garages, gardens and parking spaces; a nominal allowance for access roads; and public open space (POS) at a rate of 43 sqm per dwelling to cover all POS typologies, in line with recommendations from the Council's Assessment of Open Space, Playing Pitch and Sport Facilities (February 2016).

POLICY SP3: HOUSING MIX AND DENSITY

The mix and density of new housing developments will ensure that land is used in an effective and efficient manner to address local housing needs. This will be achieved in the following ways:

- a) The local planning authority will require new housing developments to provide an appropriate mix of housing having regard to the dwelling size and mix recommended in the SHMA, its successor or other appropriate and up to date evidence of local housing need.**
- b) The local planning authority will require new housing developments to be developed at appropriate densities, which make effective and efficient use of land and have regard to local and site-specific circumstances. In typical greenfield developments or in brownfield developments with no significant element of conversion, the appropriate housing density should be approximately 32 dwellings per hectare (net).**
- c) The local planning authority will be flexible in its requirements for housing mix and density where this is necessary to ensure scheme viability, to take account of local variations in housing need, to better promote balanced mixed communities or to achieve other local plan objectives.**

SPATIAL STRATEGY AND HOUSING GROWTH

- 4.36 In arriving at the preferred spatial strategy, consideration has been given to the roles of settlements, their respective functions and level of services and consideration of their ability to accommodate growth and improve the mix of housing.

Settlement Hierarchy

- 4.37 The market town of Skipton is the largest town in the District and plan area (by a considerable margin), located in the south of the plan area in the strategic 'Aire Gap' through the Pennines linking Yorkshire with Lancashire. It contains the administrative functions of the District Council and is the base for a range of North Yorkshire County Council services. Skipton has the largest town centre, offers the widest range of employment opportunities, goods and services in the District and plan area and is well connected with the A road network and rail network. Skipton is therefore identified as a Tier 1 Principal Town Service Centre in the settlement hierarchy.
- 4.38 The market towns of Settle and Bentham, and the villages of Glusburn/Cross Hills, Ingleton and Gargrave are all smaller settlements than Skipton. However, the market towns of Settle and Bentham serve a wide rural hinterland in the mid and north sub areas of Craven and this elevates their role and function in the settlement hierarchy to Tier 2 Key Service Centres.
- 4.39 Glusburn/Cross Hills, Ingleton and Gargrave ,whilst acting as local service centres, do not have as substantial or wide a role in the plan area as Settle or Bentham, or as in the case of Glusburn/Cross Hills, are not subject to the levels of constraint that limits their development potential. As such Glusburn/Cross Hills, Ingleton and Gargrave perform a tertiary role in the settlement hierarchy as Tier 3 Local Service Centres.
- 4.40 At the next level, are villages with basic services and some of these are bisected by the Yorkshire Dales National Park boundary. They are Tier 4 settlements and they provide a minor service role within the rural areas. Smaller villages and hamlets fall within Tier 5 of the settlement hierarchy.

Their service role is generally limited to the residents of the settlement itself and the local rural community. Tier 5 settlements are all those villages and hamlets in the plan area which have 15 or more residential properties closely grouped together and not classified as a Tier 4 settlement and above.

Villages and hamlets which do not have this level of closely grouped buildings relate more to the countryside than a built up area.

4.41 The settlements included in the settlement hierarchy are presented in Table 2 below:

Table 2 – Settlement Hierarchy

Tier	Role and Function	Settlement
1	Principal Town Service Centre	Skipton
2	Key Service Centres	High and Low Bentham, Settle
3	Local Service Centres	Gargrave Glusburn and Cross Hills Ingletton
4a	Villages with Basic Services	Burton-in –Lonsdale Carleton Cononley Cowling Farnhill and Kildwick Hellifield Low Bradley Sutton-in-Craven
4b	Villages with Basic Services Bisected by Yorkshire Dales National Park boundary	Bolton Abbey Clapham Embsay Giggleswick Long Preston

5	Small villages and hamlets	Broughton, Bell Busk, Coniston Cold, Draughton, Eastby (bisected by Yorkshire Dales National Park boundary), East Marton, Halton East, Kildwick Grange, Lothersdale, Lower Westhouse, Newby, Rathmell, Stirton (bisected by Yorkshire Dales National Park boundary), Thornton-in-Craven, Tosside, West Marton and Wigglesworth.
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Distribution of Growth

- 4.42 To meet the aims and objectives of the local plan and to respond to the issues identified in it and in the underpinning evidence, the following spatial strategy for the distribution of growth will deliver sustainable patterns of development in Craven. A number of alternatives have been considered and assessed in the Sustainability Appraisal (SA) and were subject to consultation in April/May 2016 and June 2017. The SA concluded that the plan's spatial strategy is the most sustainable option to meet the aims and objectives identified and there were no substantive objections to this spatial strategy.
- 4.43 Both the settlement hierarchy and growth distribution strategy recognise the primacy of Skipton as the principal town in Craven and focus for growth, along with the settlements of Settle and High Bentham as secondary centres for growth as key service centres in the mid and north sub areas.
- 4.44 In recognition of the relative function of settlements, whilst taking account of physical constraints, a lower level of growth is directed towards Glusburn/Cross Hills, Ingleton and Gargrave, as Tier 3 local service centres.
- 4.45 As set out above, Tier 4 settlements comprise villages with basic services (4a) and villages with basic services that are bisected by the YDNP boundary (4b). Overall, a limited level of growth is directed towards Tier 4 settlements (the spatial strategy of the plan, accompanied by its sustainability appraisal,

supported up to 2.5% of the plan area's growth for each Tier 4 settlement). Allocated growth is not directed to Bolton Abbey and Long Preston as Tier 4b settlements for the following reasons:-

- The majority of the built settlement of Long Preston is located within the Yorkshire Dales National Park and no land has been made available to allocate growth in the very small part of the village located in the Craven Plan area;
- Bolton Abbey is not allocated a specific planned level of housing growth in the spatial strategy in view of its heritage assets. Instead, limited housing growth is supported by Policy EC4A as part of a comprehensive masterplan for additional tourism-led, mixed use development at Bolton Abbey.

4.46 The plan seeks to deliver limited growth in the Tier 5 settlements which comprise small villages and hamlets, some of which have no shops or services. To allow a limited, but proportionate amount of new residential development the plan therefore supports around 1.5% of the total housing growth in the lowest tier of the hierarchy. About 4.5% of the plan's total housing growth is supported in the countryside and on small sites across the plan area. This reflects the rural nature of the plan area and the number of agricultural workers dwellings, residential conversions of redundant or disused rural buildings, rural affordable housing schemes and small self-build projects, as evidenced by past completions.

4.47 In order to ensure that the plan's balanced sustainable spatial strategy is implemented, the focus of growth will be through the delivery of the plan's land allocations for housing and employment, and any opportunities that come forward during the plan period on previously developed land or other appropriate land within Tier 1 to 5 settlements. However, in the light of the spatial strategy's low levels of growth planned for Tier 5 settlements as a whole and their relatively small size, housing proposals within their built up

area is to be limited to around 4 dwellings unless special circumstances justify a higher figure.

- 4.48 To assist the implementation of the spatial strategy, a sequential preference in this policy has been given to the delivery of the plan's site allocations for housing and employment. A plan led approach to town and country planning is one of the core principles of the Government's National Planning Policy Framework (NPPF). This sequential preference seeks to ensure that planning for housing in Craven is genuinely plan led.
- 4.49 Nevertheless it may still be appropriate to support the release of land for housing on land outside a settlement's main built up area in addition to the plan's land allocations in Tier 1 to 4 settlements. Circumstances may change in relation to the availability of, and likely yield from, the plan's land allocations, and planning permissions may lapse due to changed circumstances. If circumstances mean that land will not come forward during the plan period, and the planned growth for a settlement is clearly not being delivered, then other sustainable housing development on land adjoining that settlement will, in principle, be supported. Set out below is how the Council will monitor the delivery of each settlements' planned level of growth.
- 4.50 The planned level of growth in a particular settlement is the amount of dwellings which the plan estimates should be built in that settlement by the end of the plan period. This figure is provided in the right hand column of the policy table below e.g. Skipton, Settle and Gargrave (2,300, 501 and 160 dwellings respectively). The Council will assess, on a regular basis, usually quarterly, the performance of each relevant settlement in meeting its planned growth levels. This assessment will be a 'live' document published on the Council's website. For each settlement in the plan with a planned level of growth, (this excludes Bolton Abbey, Long Preston and Tier 5 settlements) the assessment will provide, in a simple tabular form, the latest data and a commentary on dwelling delivery.

- 4.51 This monitoring and management of housing growth seeks to ensure that each settlement's sustainable growth is delivered and the plan's housing requirement is met in the event of changed circumstances over the plan period. Furthermore, as referenced in Section 9: Monitoring, the plan's housing trajectory will be updated on an annual basis in the Council's Authority Monitoring Report.
- 4.52 Rural exception sites in accordance with Policy H2 will also be supported on land outside and well related to the main built up area of Tier 2 to 5 settlements. Furthermore, for Tier 1 to 4 settlements, there may be special environmental, economic and/or social circumstances that mean the benefits of a proposal to the local environment, economy or community indicate land release for development on unallocated land adjoining the main built up area should be supported. Such circumstances might include where a proposal makes a significant contribution to addressing a particular housing need which cannot be met elsewhere, or where the proposal leads to substantial environmental benefits, for example through the re-use of previously developed land and buildings.
- 4.53 All proposals on unallocated land for new homes on land adjoining Tier 1 to 4 settlements will need to accord with all relevant policies of this local plan and any 'made' neighbourhood plans. In addition there are criteria that are particularly relevant to assess proposals on land adjoining settlements against (Policy SP4 I a) to c) and i) to vi)). These seek to avoid a significant increase in the planned level of growth that could undermine the spatial strategy and the role of settlements in the settlement hierarchy, and ensure that the impact of the proposal on the character and appearance of the settlement and countryside is acceptable. Impact on settlement form and size are also considered appropriate to assess.
- 4.54 The plan does not allocate land for housing in the small Tier 5 settlements. These settlements only have access to few or no services and sustainable growth is limited compared to the higher order settlements. The majority of

suitable housing sites in these villages are likely to be below the plan's threshold for allocation (less than 5 dwellings) and within the settlement's main built up area. However, housing adjoining the main built up area of these settlements is supported in principle where it is an affordable housing scheme on a rural exception site in accordance with Policy H2 of the plan.

- 4.55 Land not adjoining a Tier 1 to 5 settlements' main built up area (as defined in this policy) and not allocated for development in this plan, will be classified as open countryside. In the open countryside, support for individual housing proposals will be limited to those which meet the special circumstances identified in the NPPF and the criteria in this policy. Compliance with other relevant policies of this plan will ensure the local impact of these types of proposals will be acceptable.

POLICY SP4: SPATIAL STRATEGY AND HOUSING GROWTH

A sustainable pattern of growth will be promoted to deliver the spatial strategy of the plan over the plan period 2012 to 2032. This will be achieved by:-

- A. Directing most growth towards Skipton as the Tier 1 settlement (Principal Town Service Centre);**
- B. Directing a level of growth to Settle and Bentham to underpin and enhance their roles as Tier 2 settlements (Key Service Centres);**
- C. Directing a proportionate level of growth to Glusburn/Cross Hills, Gargrave and Ingleton to underpin their roles as Tier 3 settlements (Local Service Centres);**
- D. Directing limited growth towards Tier 4a settlements (Villages with Basic Services) to sustain their vitality and function;**
- E. Directing limited growth towards Tier 4b settlements (Villages with Basic Services Bisected by the National Park Boundary) to reflect their roles as tourism hubs or gateways on the edge of the Yorkshire Dales National Park;**
- F. Directing a low level of growth to Tier 5 settlements and the open countryside to support a sustainable, vibrant and healthy rural economy and communities;**
- G. Delivering growth on sites that have planning permission and sites that are allocated for development under Policies SP5 to SP11;**

Tier 1 – 4

H Supporting proposals for additional housing growth on non- allocated land for housing within the main built up areas of Tier 1, 2, 3, 4a and 4b settlements provided they accord with all other relevant local plan and neighbourhood plan policies;**

I. Supporting the release of non-allocated sites for housing that adjoin the main built up area of Tier 1 to 4 settlements where:-**

- a) it can be demonstrated that the planned growth in the spatial strategy for the settlement will not be delivered during the plan period, with the exception of Bolton Abbey (where Policy EC4A of this plan provides for limited new housing) and Long Preston, or**
- b) it is a rural exception site in accordance with Policy H2 of the local plan, or**
- c) development is justified by special economic, environmental and /or social circumstances.**

Proposals justified under a), b) or c) above, will be supported provided that they:-

- i) are consistent with the role and function of the settlement in the spatial strategy;**
- ii) are proportionate to the size of the settlement;**
- iii) are complementary to the settlement's form, character and appearance;**
- iv) would conserve the character and appearance of the countryside;**
- v) would avoid contributing towards the coalescence of settlements;**
- and**
- vi) accord with all other relevant local plan policies or neighbourhood plan policies.**

Tier 5

J. Supporting proposals for housing within the main built up area of Tier 5 settlements which is necessary to maintain a sustainable, vibrant and healthy rural economy and communities, provided that the proposal is in accordance with criteria I i) to vi) above and is:-**

- a) small in scale compared to the size of the settlement and limited to around 4 dwellings, unless justified by special economic, environmental and/or social circumstances ; or**
- b) for an affordable housing rural exception site in accordance with Policy H2; or**
- c) required in order to secure significant improvements to the environment or conservation of designated heritage assets; or**
- d) justified through the neighbourhood planning process, and**
- e) accords with all other relevant policies in the local plan.**

Residential Development in the Countryside

K. Limiting proposals for new homes in the countryside away from existing settlements. Unless permitted by criteria G, I or J above, or allocated for alternative uses by other local plan policies, land outside the main built up areas of Tier 1 - 5 settlements will be defined as open countryside. Within the open countryside residential development will be supported provided that :-

- a) the proposal would meet an essential need for a rural worker to live permanently at or near their place of work in the countryside;**
- b) the proposal is required in order to secure significant improvements to the environment or conservation of a designated heritage asset, and such development would represent the optimal viable use of a**

heritage asset or would be appropriate enabling development to secure the future of heritage assets;

c) the proposal is for the re-use of one or more redundant or disused buildings and would enhance the immediate setting; or

d) the design is of exceptional quality and in accordance with the National Planning Policy Framework.

*****The main built up area is defined as the settlement's closely grouped and visually well related buildings and any associated spaces between these buildings, and excludes:***

1. Individual buildings or groups of dispersed buildings or ribbon developments which are clearly detached from the main built up area of the settlement, and ribbon developments attached to the main built up area but where the housing relates more to the surrounding countryside than to the main built up area of the settlement, and

2. Gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to surrounding countryside than to the main built up area of the settlement, and

3. Agricultural buildings and associated land on the edge of the settlement, and

4. Outdoor sports and recreational facilities and other formal open spaces on the edge of the settlement.

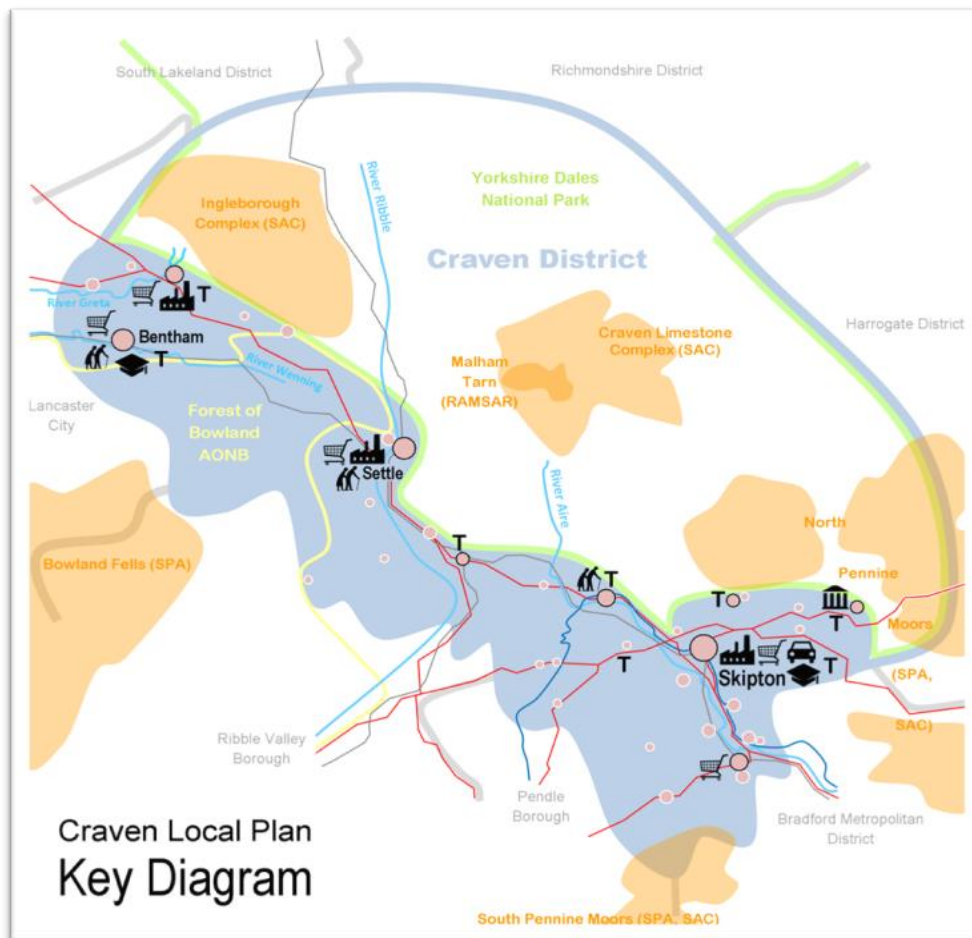
Guidelines for the distribution of new dwellings to deliver the spatial strategy is set out in the table below:-

Tier	Settlement	Proportion of housing growth (%) at 230 net dwellings pa	Housing Provision (Approx number of NET dwellings)
1	Skipton (Principal Town Service Centre)	50%	2,300
2	Settle (Key Service Centre for mid sub area)	10.9%	501
2	Low and High Bentham (Key Service Centre for north sub area)	10.9%	501
3	Glusburn/Cross Hills (Local Service Centre)	3.5%	160
3	Ingleton (Local Service Centre)	3.5%	160
3	Gargrave (Local Service Centre)	3.5%	160
	Villages with Basic Services		
4a	Burton in Lonsdale	0.4%	18
4a	Carleton	1.2%	55
4a	Cononley	2.5%	115
4a	Cowling	0.8%	37
4a	Farnhill and Kildwick	0.4%	18
4a	Hellifield	0.8%	37
4a	Low Bradley	0.8%	37
4a	Sutton in Craven	1.2%	55
4b	Villages with Basic Services that are bisected by the National Park boundary		

4b	Bolton Abbey	0%	0
4b	Clapham	0.8%	37
4b	Embsay	2%	92
4b	Giggleswick	0.8%	37
4b	Long Preston	0%	0
5	Villages and hamlets		
5	Tier 5 settlements: Broughton, Bell Busk, Coniston Cold, Draughton, Eastby, East Marton, Halton East, Kildwick Grange, Lothersdale, Lower Westhouse, Newby, Rathmell, Stirton (bisected by the Yorkshire Dales National Park boundary), Thornton-in-Craven, Tosside, West Marton, and Wigglesworth.	1.5%	69
	Open Countryside and Small Sites Allowance	4.5%	207

Spatial Strategy for Housing and Economic Growth – Key Diagram and Allocated Sites

4.56 The strategic policies SP1 to SP4 set out the overall spatial strategy of the local plan for housing and economic growth in terms of the scale and distribution of housing and employment development to meet objectively assessed needs over the plan period 2012-2032. The Key Diagram below provides a geographic representation of the broad locations of the plan's spatial strategy and land uses identified in the plan policies. To realise the spatial strategy of the local plan, specific allocated sites are identified in Policies SP5 to SP11 to deliver the sustainable development that is needed.



POLICY SP5: STRATEGY FOR SKIPTON –TIER 1

Skipton is the primary focus for growth and provision is made for the following development areas to meet the housing needs, commercial and employment space in the town:

Housing Sites:

Site Ref	Location	Approx. Area	Approx. Yield
SK013	Land east of Aldersley Avenue and south of Moorview Way, Skipton	5.7	100
SK015	Cefn Glas, Shortbank Road, Skipton	0.4	14
SK044	Former allotments and garages, Broughton Road, Skipton	0.6	19
SK058	Whitakers Chocolate Factory Site, Skipton	0.3	10
SK060	Business premises and land, west of Firth Street, Skipton	1.3	121
SK061	East of canal, west of Sharpaw Avenue, Skipton	3.7	89
SK081, SK082 & SK108	Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton	C3 10.6 D1 1.8	339
SK087	Land to north of A6131 and south of A65, Skipton	1.1	35
SK088	Hawbank Fields north of Otley Road and south of A6131, Skipton	8.6	143
SK089 & SK090	Land to the north of Airedale Avenue & Elsey Croft and east of railway line, Skipton	C3 6.8 D1 1.8	211
SK094	Land bounded by Carleton Road, railway line and A629, Skipton	10.5	99
SK101	East of Keighley Road and south of Cawder Lane, Skipton	4	110
SK114 & SK124	Land to east of North Parade & Cawder Road garage site, Horse Close, Skipton	4.6	112

Total		C3 – 58.2 D1 – 3.6	1402
Mixed Use Regeneration Sites:			
Site Ref	Location	Approx. Area (Ha)	
SK139	East and west of Cavendish Street, Skipton	2	
SK140	Skipton Station Areas A, and B, Carleton New Road, Sandylands Business Centre, Skipton	5.6	
Total		7.6	
Employment Sites			
Site Ref	Location	Use Class	Approx. Area (Ha)
SK049	Land east of Skipton bypass, Skipton	B1,B2 and B8	6
SK113	Land south of Skipton Auction Mart, Skipton	B1,B2 and B8	3
SK135	Skipton Rock Quarry, Skipton	B2 and B8	1.1
Total			10.1
Proposals for development on the sites identified above will be supported subject to compliance with the following Development Principles for each site.			

Development Principles for Housing Sites, Regeneration Sites and Employment Sites identified in Policy SP5

Site Ref.	Location	Uses
SK013	Land east of Aldersley Avenue and south of Moorview Way, Skipton	C3 Residential
Approx. Area: 5.7ha (including approximately 2.6ha of green infrastructure)		
Approx. Number of Dwellings: 100		
<p>Development Principles:</p> <ul style="list-style-type: none"> An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary. Development proposals for this site will incorporate an area of approximately 2.6ha of green infrastructure in the west, south and south east of the site to provide a buffer to the open moorland to the south and east to enhance biodiversity; to provide recreation mitigation for the North Pennine Moors Special Protection Area (SPA) and Special Area of Conservation (SAC) and to provide a new PROW connection with the existing residential area at Aldersley Avenue and the play park to the north west of the site. A surface water flood risk hazard has been identified within the western part of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Drainage Systems (SuDS), where possible. The site is in a prominent location on the edge of Skipton. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution. Access to the site is to be gained from Moorview Way. A traffic impact assessment will be required. A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset. Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies. 		

Site Ref.	Location	Uses
SK015	Cefn Glas, Shortbank Road, Skipton	C3 Residential
Approx. Area: 0.4 ha		
Approx. Number of Dwellings: 14		
Development Principles: <ul style="list-style-type: none"> An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary. The site is in a prominent position on the edge of Skipton. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution. A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset. Access to the site is to be gained from Shortbank Road. Development proposals for this site must accord with local plan policies H2 and INF3 (which set out requirements for contributions towards affordable housing and sport, open space and recreation facilities) and all other relevant local plan policies. 		

Site Ref.	Location	Uses
SK044	Former allotments and garages, Broughton Road, Skipton	C3 Residential
Approx. Area: 0.6 ha		
Approx. Number of Dwellings: 19		
Development Principles: <ul style="list-style-type: none"> A fluvial and surface water flood risk hazard has been identified within the southern and eastern part of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Drainage Systems (SuDS), where possible. Air quality, noise pollution and/or light pollution measures to be included in the design and layout of the scheme on the site. 		

- The site is a town centre site with very good accessibility to key services and public transport. Proposals for development will therefore maximise the opportunities for future occupiers to walk or cycle to most key services rather than using a private vehicle.
- Access to the site is to be gained from Niffany Gardens & Station Road.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Site Ref.	Location	Uses
SK058	Whitakers Chocolate Factory Site, Skipton	C3 Residential
Approx. Area: 0.3 hectares		
Approx. Number of Dwellings: 10		
Development Principles: <ul style="list-style-type: none"> • Proposals for the redevelopment of this site should preserve or enhance the character or appearance of the Skipton Conservation Area. Any redevelopment proposals will be required to retain the boundary walls on Upper Union Street. • An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary. • The site is a town centre site with very good accessibility to key services and public transport. Proposals for development will therefore maximise the opportunities for future occupiers to walk or cycle to most key services rather than using a private vehicle. • Air quality, noise pollution and/or light pollution measures to be included in the design and layout of the scheme on the site. • Access to the site is to be gained from Keighley Road. • Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies. 		

Site Ref.	Location	Uses
SK060	Business premises and land, west of Firth Street, Skipton	C3 Residential
Approx. Area: 1.3 ha		
Approx. Number of Dwellings: 121 including approximately 23 units from building conversion + 98 units from new build		
<p>Development Principles:</p> <ul style="list-style-type: none"> Proposals for the redevelopment of this site should preserve or enhance the character or appearance of the Skipton Conservation Area. The historic Mill Buildings identified in the Heritage Impact Assessments will be retained and converted and the stone boundary wall along Firth Street shall also be retained. An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary. A surface water flood risk hazard has been identified along the western boundary of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Drainage Systems (SuDS), where possible. Air quality, noise pollution and/or light pollution measures to be included in the design and layout of the scheme on the site. The site is a town centre site with very good accessibility to key services and public transport. Proposals for development will therefore maximise the opportunities for future occupiers to walk or cycle to most key services rather than using a private vehicle. Access to the site is to be gained from Firth Street. Measures to enhance the connectivity of the canal corridor for wildlife through the use of sensitive planting and low level lighting shall be designed into any proposed scheme. Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies. 		

Site Ref.	Location	Uses
SK061	East of canal, west of Sharpaw Avenue, Skipton	C3 Residential
Approx. Area: 3.7 ha (including approximately 0.9ha of green infrastructure)		
Approx. Number of Dwellings: 89		
<p>Development Principles:</p> <ul style="list-style-type: none"> • Siting and design of development on the site to conserve the setting of the conservation area, which adjoins the western boundary of the site and includes the Leeds & Liverpool Canal corridor. • An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary. • Development on this site should be set back from the Leeds & Liverpool Canal to mirror the residential development located immediately to the north of the site and to create an area of green infrastructure of approximately 0.9ha. A PROW will be created along the proposed green infrastructure corridor to promote urban short walks for exercise and recreation and to provide pedestrian links from the site to the surrounding footpath network. • The site is a town centre site with very good accessibility to key services and public transport. Proposals for development will therefore maximise the opportunities for future occupiers to walk or cycle to most key services rather than using a private vehicle. • A fluvial and surface water flood risk hazard has been identified within the south and western part of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Drainage Systems (SuDS) where possible. • The site is in a prominent location. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution. • Access to the site is to be gained from Cawder Lane. Access to Cawder Lane from Keighley Road is currently taken via the existing Horse Close Bridge, which is restricted by its width. Development proposals must therefore demonstrate how vehicular access to the site can be gained from a new crossing over the Leeds & Liverpool Canal. • Development proposals will be required to contribute towards the provision of highway improvements, in accordance with Policy INF7, at the following locations: <ul style="list-style-type: none"> a) The A65/Gargrave Road/A629/A59 junction; and b) The A6131/A65 junction. • Measures to enhance connectivity of the canal corridor for wildlife through the use of sensitive planting and low level lighting shall be designed into any proposed scheme. • Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies. 		

Site Ref.	Location	Uses
SK081, SK082 & SK108 (incorporating site SK080a)	Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton	C3 Residential D1 Education
Approx. Area: 16 ha (including approximately 3.5ha of green infrastructure and 1.8 ha for the provision of a new school in Skipton)		
Approx. Number of Dwellings: 339		
Development Principles: <ul style="list-style-type: none"> An area of land (1.8ha) in the north east corner of the site is safeguarded for a new primary school, unless this identified educational need is met elsewhere in the town. If this safeguarded area is no longer required for a primary school, as determined by the Local Education Authority and in accordance with Policy INF6, additional residential development will be acceptable in principle subject to meeting other local plan policies. This is a greenfield site in a prominent position on the edge of Skipton, in relatively close proximity to the Yorkshire Dales National Park and a SINC. Development proposals for this site will incorporate a green infrastructure corridor measuring approximately 3.5ha along the north and western boundary of the site to provide landscape mitigation for the Yorkshire Dales National Park, the SINC and the adjoining Skipton Conservation Area. It will also provide new PROW connections with the existing residential area at Rockwood, Aireville Park and the Railway Station beyond to deliver recreational walking opportunities aimed at relieving pressure on the North Pennines Special Protection Area (SPA) & Special Area of Conservation (SAC). The existing tree copses in the south east of the site will be protected, retained and improved through suitable management in order to retain existing wooded areas within the site and along the Gargrave Road approach into Skipton. Landscaping will be provided along the eastern boundary in order to lessen the impact of development on existing residents on the Rockwood Estate, and to provide opportunities for pedestrian links to the existing PROW network. Development proposals on this site will incorporate the maintenance and restoration of the existing stone boundary walls and tree copses on the site in order to retain the existing landscape character of the site. An area of land to the south of the site adjacent to Gargrave Road is designated as a Local Green Space designation (LGS) in Policy ENV10, therefore any proposed development scheme will be designed to ensure that this area of land is retained as open land and that development proposals comply with the provisions of Policy ENV10. The siting and design of development on the site to conserve the setting of the Skipton Conservation Area, which adjoins the site to the south and south west of the site. Proposals must demonstrate that development along the south west edge of the site would not have an urbanising effect on the setting of the Skipton Conservation Area by retaining the existing open aspect of the area proposed as LGS, immediately south of the 		

site.

- An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.
- The site is a greenfield site in a prominent position on the edge of Skipton. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- There are several access options for this site including Gargrave Road, Parkwood Way, Park Wood Drive and White Hills Lane. A Traffic Impact Assessment will be required.
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.
- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site, including biodiversity within the adjoining SINC. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- Before any development takes place, a comprehensive Masterplan for the site shall be produced in consultation with relevant stakeholders and to the satisfaction of the local planning authority, to ensure that development of the site comes forward in a coordinated way. The Masterplan will define areas of green infrastructure based on the second development principle set out above; show land safeguarded for a new primary school, if required; demonstrate connectivity of the site with the surrounding area and PROW network and will demonstrate how all the development principles for this site area to be addressed.
- Development proposals will be required to contribute towards the provision of highway improvements, in accordance with Policy INF7, at the following locations:
 - a) The A65/Gargrave Road/A629/A59 junction; and
 - b) the A6131/A65 junction.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Site Ref.	Location	Uses
SK087	Land to the north of A6131 and south of A65, Skipton	C3 Residential
Approx. Area: 1.1 ha		
Approx. Number of Dwellings: 35		
Development Principles: <ul style="list-style-type: none"> • A surface water flood risk hazard has been identified within the south of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Drainage Systems (SuDS), where possible; • Development proposals will seek to maximise opportunities for links to be made to existing green infrastructure networks to the existing PROW which runs along the track located immediately to the north of the site. Landscaping along the northern boundary of the site to be provided to enhance the amenity of the PROW and to filter long distance views from the Yorkshire Dales National Park. • A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset. • The site is a greenfield site in a prominent position on the edge of Skipton, in relatively close proximity to the Yorkshire Dales National Park boundary. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution. • Dwellings on the southern boundary will be front-facing, but set back from the A6131 to maintain an attractive entrance to this north eastern part of the town; • There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented. • An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary. • Access to the site is to be gained from Harrogate Road (A6131) and a footway link alongside the A6131 to the bus stop at Overdale Static Caravan Site shall be provided. • Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies. 		

Site Ref.	Location	Uses
SK088	Hawbank Fields north of Otley Road and south of A6131, Skipton	C3 Residential
Approx. Area: 8.6 ha (including approximately 4.1 ha of green infrastructure)		
Approx. Number of Dwellings: 143		
<p>Development Principles:</p> <ul style="list-style-type: none"> • A fluvial and surface water flood risk hazard has been identified within the south of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Drainage Systems (SuDS), where possible. • This is a greenfield site in a prominent position on the edge of Skipton, in relatively close proximity to the Yorkshire Dales National Park. Development proposals for this site will incorporate approximately 4.1 ha of green infrastructure in the north, south and east of the site to ensure that built development avoids areas of the site at risk of flooding; to provide landscape mitigation for the Yorkshire Dales National Park and to deliver recreational walking opportunities aimed at relieving pressure on the North Pennine Moors Special Protection Area (SPA) and Special Area of Conservation (SAC). • Development proposals will seek to maximise opportunities for links to be made to existing green infrastructure and PROW networks to the north, south and west of the site. The creation of a green corridor in the north of the site will continue the existing pattern of residential development on Green Acres where the dwellings are set back from Harrogate Road. • An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary. • The site is a greenfield site in a prominent position on the edge of Skipton. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution. • Access to the site is to be gained from Harrogate Road (A6131) with an opportunity for pedestrian access to be provided onto the site from Greenacres to the west. • A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset. • There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented. 		

- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Site Ref.	Location	Uses
SK089 & SK090	Land to the north of Airedale Avenue & Elsey Croft and east of railway line, Skipton	C3 Residential D1 Education
Approx. Area: 10.6 ha (including approximately 2 ha of green infrastructure and 1.8 ha for the provision of a new school in Skipton)		
Approx. Number of Dwellings: 211		
Development Principles: <ul style="list-style-type: none"> • A new primary school will be provided on 1.8ha of the total site area of sites SK089 & SK090 to meet the educational requirements for Skipton over the plan period, unless this identified educational need is met elsewhere in the town. If a new primary school is no longer required on this site, as determined by the Local Education Authority and in accordance with Policy INF6, residential development will be acceptable in principle subject to meeting other local plan policies. • A fluvial and surface water flood risk hazard has been identified within the west and south of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Drainage Systems (SuDS), where possible. • The is a greenfield site in a prominent position on the edge of Skipton, in relatively close proximity to the Yorkshire Dales National Park. Development proposals for this site will incorporate a green infrastructure corridor along the northern and western boundary of the site to maintain the existing open, rural feel of the Otley Road approach to Skipton up to the railway bridge. It will also incorporate an existing footpath running within the site adjacent to the south west boundary, providing links to the east of Skipton and beyond. A further green infrastructure corridor will be provided adjacent to the southern boundary to provide a buffer between existing residential development at Elsey Croft and new residential development on sites SK089 & SK090. This area will also maintain an open feel to the existing PROW running along the southern boundary of the site, provide opportunities for safe walking routes to the new primary school and deliver recreational walking opportunities aimed at relieving pressure on the North Pennine Moors Special Protection Area (SPA) and Special Area of Conservation (SAC). • An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary. • Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution. 		

- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.
- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- Access to site is to be gained from Wensleydale Avenue, Airedale Avenue and Elsey Croft.
- Development proposals will be required to contribute towards the provision of highway improvements, in accordance with Policy INF7, at the following locations:
 - a) The A65/Gargrave Road/A629/A59 junction; and
 - b) the A6131/A65 junction.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Site Ref.	Location	Uses
SK094	Land bounded by Carleton Road, railway line and A629, Skipton	C3 Residential
Appox. Area: 10.5 ha (including approximately 7.4 ha of green infrastructure)		
Approx. Number of Dwellings: 99		
Development Principles: <ul style="list-style-type: none"> • A fluvial flood risk hazard has been identified within the south and east of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Drainage Systems (SuDS) where possible. • This is a greenfield site in a prominent location on the edge of Skipton. Development proposals for this site will incorporate an area of approximately 7.4 ha of green infrastructure in the east, west and south of the site, providing an opportunity for an area of open space/green infrastructure to be created, potentially incorporating a closed road cycle circuit track and to ensure that built development avoids areas of the site at risk from flooding. Green infrastructure on the site will incorporate the route of an existing PROW 		

along the southern boundary of the site in order to maintain this existing link from the site to the wider area and deliver recreational walking opportunities aimed at relieving pressure on the North Pennine Moors Special Protection Area (SPA) and Special Area of Conservation (SAC).

- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- Siting and design of development on the site to conserve the setting of the adjacent Conservation Area.
- An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.
- The site is in a prominent position on the edge of Skipton, development proposals will need to be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- Access to the site is to be gained from Carleton Road and Burnside Crescent.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Site Ref.	Location	Uses
SK101	East of Keighley Road and south of Cawder Lane, Skipton	C3 Residential
Approx. Area: 4 ha (including approximately 0.6 ha of green infrastructure area)		
Approx. Number of Dwellings: 109		
Development Principles: <ul style="list-style-type: none"> • An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary. • Siting and design of development on the site to conserve the setting of the conservation area, which adjoins the western boundary of the site and includes the Leeds & Liverpool Canal corridor. 		

- Measures to enhance connectivity of the canal corridor for wildlife through the use of sensitive planting and low level lighting shall be designed into any proposed scheme.
- Development on this site will be set back from the Leeds & Liverpool Canal to create an area of green infrastructure of approximately 0.6 ha. A PROW will be created along the proposed green infrastructure corridor to promote urban short walks for exercise & recreation and to provide pedestrian links from the site to the surrounding footpath network.
- The site is in a prominent location. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- The site is a town centre site with very good accessibility to key services and public transport. Proposals for development will therefore maximise the opportunities for future occupiers to walk or cycle to most key services rather than using a private vehicle.
- A fluvial and surface water flood risk hazard has been identified within the south east of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Drainage Systems (SuDS) where possible.
- Access to the site is to be gained from Cawder Lane. Access to Cawder Lane from Keighley Road is currently taken via the existing Horse Close Bridge, which is restricted by its width. Development proposals must therefore demonstrate how vehicular access to the site can be gained from a new crossing over the Leeds & Liverpool Canal.
- Development proposals will be required to contribute towards the provision of highway improvements, in accordance with Policy INF7, at the following locations:
 - a) The A65/Gargrave Road/A629/A59 junction; and
 - b) the A6131/A65 junction.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Site Ref.	Location	Uses
SK114 & SK124	Land to east of North Parade & Cawder Road garage site, Horse Close, Skipton	C3 Residential
Approx. Area: 4.6 ha (including approximately 1.1 ha of green infrastructure)		
Approx. Number of Dwellings: 112		
Development Principles: <ul style="list-style-type: none"> • An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary. • This is a greenfield site in a prominent location on the edge of Skipton. Development proposals for this site will incorporate an area of approximately 1.1 ha of green infrastructure to recognise the two existing wooded ghylls on the site in the north and central part of the site and their role in providing links to the existing PROW network, and to provide a landscape buffer to the north eastern part of the site which is steeply sloping and characterised by open moorland. The area of green infrastructure will also deliver recreational walking opportunities aimed at relieving pressure on the North Pennine Moors Special Protection Area (SPA) and Special Area of Conservation (SAC). • This site is in a prominent location, development proposals will need to be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution. • A surface water flood risk hazard has been identified within the south east of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Drainage Systems (SuDS) where possible. • A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset. • There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented. • Access to the site is to be gained from Cawder Road, such as the garage site located in the south west of the site. A possible additional access point is via the existing reservoir track from Whinny Gill Road, which provides access to a residential scheme with consent to the north of the site. Access to Cawder Road from Keighley Road is currently taken via the existing Horse Close Bridge, which is restricted by its width. Development proposals must therefore demonstrate how vehicular access to the site can be gained from a new crossing over the Leeds & Liverpool Canal. • Development proposals will be required to contribute towards the provision of highway 		

improvements, in accordance with Policy INF7, at the following locations:

- a) The A65/Gargrave Road/A629/A59 junction; and
- b) the A6131/A65 junction.

- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Site Ref.	Location	Uses
SK139	East and west of Cavendish Street, Skipton	Retail (A1) and commercial led mixed use.
Approx. Area: 2 ha		
Overall: A retail-led mixed use regeneration opportunity.		
<p>Development Principles:</p> <ul style="list-style-type: none"> • This site is a retail-led mixed use regeneration opportunity area on land east and west of Cavendish Street, Skipton offering potential to enhance this part of the town and meet the majority or all of the retail need for Skipton identified in Policy EC5. The site also provides opportunities to address leisure requirements in Skipton; provide improvements to environmental quality and enhance connections in the town. Proposals will also take account of the following development principles: <p>Use(s)</p> <ul style="list-style-type: none"> • The site will be redeveloped for retail and commercial uses that complement and underpin the role and function of this part of Skipton whilst supporting the town centre as a whole. • Proposals for retail-led floorspace will accord with the provisions of Policy EC5. <p>Flood risk mitigation</p> <ul style="list-style-type: none"> • A Flood Risk Assessment is required and proposals will need to address and mitigate flood risk including making use of Sustainable Drainage Systems (SuDS) to mitigate run off and localised flood risk, if possible and feasible. • Proposals will take account of the presence of Eller Beck and the related flood alleviation works that apply to part of the opportunity area. <p>Heritage significance considerations</p> <ul style="list-style-type: none"> • A ground work assessment will be required as part of the on-site works to investigate areas of 		

potential archaeological significance.

- Proposals will take account of and understand the significance of the Conservation Area designation that applies to part of the regeneration opportunity area.
- Regeneration proposals will take account of the setting and significance of surrounding Listed Buildings.
- The eastern boundary wall will be retained as part of the overall development but improved permeability through it will be considered. Other stone boundary walls throughout the site will be conserved.
- Important views over the site to Christ Church, Belle Vue Mills and the mill chimney will be retained.

Leeds & Liverpool Canal

- Proposals will take account of the setting and significance of the Leeds-Liverpool canal as a community and tourism asset, and a local transport corridor.
- Proposals will take account of the potential for access and permeability to and from the Leeds Liverpool canal towpath.

Ground Conditions

- A ground conditions assessment is required to consider the potential presence of ground contaminants potentially arising from historical uses/activities in the opportunity area.
- Mitigation is to be provided where it is necessary.

Access

- Principal vehicular access to be gained from Cavendish Street, Broughton Road.
- Pedestrian access to be gained from Leeds Liverpool Canal, Gallows Bridge and to link to the bus station and town centre.
- Secondary access could be gained from Cross Street, and/or Gas Street.

Masterplanning

A masterplan for the opportunity area, including the incorporation of the development and design principles above, will be produced in consultation with key stakeholders and to the satisfaction of the local planning authority. Development proposals will be expected to accord with the principles of the Masterplan. Regeneration should not occur on a piecemeal basis and a comprehensive approach is expected.

Development proposals for this site must accord with relevant local plan policies.

Site Assembly, Delivery

The opportunity area is in a range of ownerships and assembling the site will influence delivery timescales. Site assembly powers will be considered for use where it is expedient, appropriate and necessary for regeneration to succeed. Craven District Council is owner of part of the regeneration opportunity area.

Site Ref.	Location	Uses
SK140	Land at Skipton Station, Broughton Road, Carleton New Road, Sandylands Business Centre, Skipton	Commercially led including employment and an element of retail and community uses.
Approx. Area: 5.6 ha		
Overall: A commercially led regeneration opportunity, with a focus on commercial and employment led mixed uses, and an element of community use.		
<p>Development Principles:</p> <ul style="list-style-type: none"> An employment/commercially led mixed use regeneration opportunity area on land at Skipton railway station, Carleton New Road, and Sandylands Business Centre. Proposals will take the opportunity to enhance connections between the railway station and the wider town. <p>Use</p> <ul style="list-style-type: none"> Proposals will enhance the role of Skipton Railway Station as a transport hub and gateway to Skipton and the Yorkshire Dales. The site will be developed for commercial and employment-led mix of uses which may include an element of ancillary retail, that complement and underpin the commercial, employment, transport, and community functions of this part of Skipton. <p>Access</p> <ul style="list-style-type: none"> Principal vehicular access to be gained from Carleton New Road and Broughton Road. Pedestrian access to be gained from Gawflat Bridge and the Leeds & Liverpool Canal towpath. Existing pedestrian connections to the town from the railway station will be enhanced and form a traffic free pedestrian gateway. Pedestrian access from Broughton Road and Carleton New Road via the Railway Station underpass will be enabled and enhanced. This regeneration area provides an opportunity for Sandylands Business Centre to be remodelled to create/enhance pedestrian access and connections to/from the railway station, Sandylands sports area and the town. <p>Flood risk mitigation</p> <ul style="list-style-type: none"> A Flood Risk Assessment is required and proposals will need to address and mitigate flood risk including making use of Sustainable Drainage Systems (SuDS) to mitigate run off and localised flood risk, if possible and feasible. Proposals will take account of the proximity of Eller Beck and the associated flood alleviation works. 		

Heritage significance

- A ground work assessment will be required as part of the on-site works to investigate areas of potential archaeological significance.
- Regeneration proposals will take account of the setting and significance of designated heritage assets (Conservation Area and Listed Buildings) both within the regeneration opportunity area and in the immediate surroundings. Proposals will be also be taken to improve the setting of the Listed Railway Station.

Leeds & Liverpool Canal

- Proposals will take account of the setting and significance of the adjacent Leeds & Liverpool canal and towpath as a community asset and means to enhance the connections within Skipton.
- Proposals will take account of the potential for access and permeability to and from the Leeds & Liverpool canal towpath.

Other services

- Proposals will account for the relocation or retention of emergency services provision in the opportunity area.

Ground Conditions/Contamination

- A ground conditions assessment is required to consider the potential presence of ground contaminants arising from historical uses/activities.

Existing Businesses

- Business, commercial and leisure uses and activities are to be retained where possible and enhanced.

Masterplanning

A masterplan for the regeneration opportunity area, including the incorporation of the development and design principles above, will be produced in consultation with key stakeholders and to the satisfaction of the local planning authority. Development proposals will be expected to accord with the principles of the Masterplan. Regeneration should not occur on a piecemeal basis and a comprehensive approach to redevelopment is expected.

The opportunity area is in a range of ownerships and assembling the site will influence delivery timescales. Site assembly powers will be considered for use where it is expedient, appropriate and necessary for regeneration to succeed.

Development proposals for this site must accord with relevant local plan policies.

Site Ref.	Location	Uses
SK049	Land east of Skipton bypass, Skipton	B1, B2, B8 Employment
Approx. Area: 6 ha		
<p>Development Principles:</p> <ul style="list-style-type: none"> • Development proposals must be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. The Flood Risk Assessment shall incorporate the findings of both the Environment Agency's Skipton Flood Alleviation Post-Scheme Modelling Report for Eller Beck and Waller Hill Beck and the District Council's Post Scheme Modelling Report for the Ings Beck and Gallow Syke Water Management Project, and demonstrate that the proposed B1, B2 and B8 uses can be accommodated on land falling outside Flood Zone 3b. Should it become apparent that the Skipton Flood Alleviation Schemes have not taken the site out of Flood Zone 3b, the Council will work with relevant stakeholders to take appropriate action. This may include the preparation of a partial or full review of the Local Plan. • Access to the site will be gained via the Wyvern Park development scheme which has consent for business/employment floorspace and residential dwellings to the south east of the site, and/or from Ings Lane. • The site's prominent location adjacent to the bypass on the town's south-east periphery and Waltonwrays Cemetery will be addressed in the design, layout and landscaping of the development to ensure that the character and appearance of the local area and existing sensitive land uses is not adversely affected. • Connections, including pedestrian and cycle routes to/from the town, railway station and adjacent employment and residential areas shall be created/enhanced. • A ground conditions assessment is required to consider the potential presence of ground contaminants potentially arising from historical uses/activities in the area. Mitigation is to be provided where it is necessary. • Development proposals on this site must accord with all relevant policies of the local plan. 		

Site Ref.	Location	Uses
SK113	Land south of Skipton Auction Mart, Skipton	Mixed employment development including B1, B2, B8 and/or expansion of Craven Cattle Mart Ltd and Craven College.
Approx. Area: 3 ha		
Development Principles: <ul style="list-style-type: none"> • A Flood Risk Assessment is required, as fluvial and surface water hazards have been identified within parts of the site. Proposals for development on this site will incorporate Sustainable Drainage Systems (SuDS), unless this is not possible or feasible. • The site adjoins the Skipton Conservation Area and is in a prominent location on the Leeds & Liverpool Canal at an important gateway to the town. Therefore, the developer is required to carry out a detailed assessment of the likely impact of development on the character and appearance of area, including the conservation area and its setting, and to incorporate any necessary mitigation measures into the proposals. Special attention will be paid to the proposed siting, design, layout and landscaping of development to ensure that the character and appearance of the area is not adversely affected and any buildings should be set back from the canal. • Development of this site will be a mix of employment and economic development including B1, B2 & B8 uses and potential for expansion of adjoining existing employment area to the north to accommodate the expansion of Craven Cattle Mart Ltd and Craven College. • Measures to enhance connectivity of the canal corridor for wildlife through the use of sensitive planting and low level lighting shall be designed into any proposed scheme. • An existing PROW runs along the eastern boundary of the site. Proposals will incorporate the route of this PROW in order to maintain this link from the site to the wider existing PROW network. • The developer is required to arrange an investigation and assessment of the site's archaeological interest, which may necessitate the carrying out of ground works before and/or during development. The findings of the investigation and assessment will be taken into account in the proposals and any necessary mitigation measures will be incorporated into the development, in the interests of archaeological conservation. • Development proposals on this site must accord with all relevant policies of the local plan 		

Site Ref.	Location	Uses
SK135	Skipton Rock Quarry, Skipton	B2, B8 Employment
Approx. Area: 1.1 ha		
Development Principles: <ul style="list-style-type: none"> • A surface water flood risk hazard has been identified within the central part of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Drainage Systems (SuDS), where possible. • An existing PROW runs from east to west across the site in the north. Proposals will incorporate the route of this PROW in order to maintain this link from the site to the wider existing PROW network. • There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site, including biodiversity within the adjoining SINC. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented. • Development proposals on this site must accord with all relevant policies of the local plan. 		

POLICY SP6: STRATEGY FOR SETTLE – TIER 2

Settle is a secondary location for growth in the plan area, providing serviced employment land and housing growth to reflect the role of Settle as a rail connected key service centre for the mid sub area. Development will provide housing to meet local needs whilst employment development will ensure that a medium to long term supply of serviced employment land is delivered to provide opportunities for entrepreneurs and businesses to expand and locate in the mid sub area. Provision is made for the following sites and locations to meet these aims:

Housing Sites:

Site Ref	Location	Approx. Area (Ha)	Approx Yield
SG021, SG066, SG080	Land to the north-west and south-west of Penny Green, Settle	3.7	80
SG025	Land to the south of Ingfield Lane, Settle	11.4	125
SG027, SG068	Land to the south of Brockhole View and west of Brockhole Lane, Settle	2.6	57
SG032	Car park, off Lower Greenfoot and Commercial Street, Settle	0.4	13
SG035	F H Ellis Garage, Settle	0.2	32
SG042	NYCC Depot, Kirkgate, Settle	0.3	10
SG079	Land to the north of Town Head Way, Settle	1.7	26
LA004	Land to north of Barrel Sykes, Settle	0.6	18
Total		20.9	361

Employment/Mixed Use Sites:

Site Ref	Location	Approx. Area (Ha)	Approx Yield
SG060	Northern part of Sowarth Industrial Estate, Settle	1.7	N/A
SG064	Land south of Runley Bridge Farm and west of B6480	5 Minimum 2.6ha for B1,B2 and B8	19

Proposals for development on the sites identified above will be supported subject to Compliance with the following Development Principles for each site.

**Development Principles for Housing and Employment/Mixed Use Sites
identified in Policy SP6**

Site Ref.	Location	Uses
SG021, SG066, SG080	Land to the north-west and south-west of Penny Green, Settle	C3 Residential
Approx. Area: 3.7 ha (including approx. 1.2 ha of additional green infrastructure)		
Approx. Number of Dwellings: 80		
<p>Development Principles:</p> <ul style="list-style-type: none"> • This is a greenfield site in a prominent location on the edge of Settle. Development proposals for this site will incorporate biodiversity and landscape mitigation(s) including a green infrastructure area of approximately 1.2 ha along the south-eastern border of the site, to mitigate impact on the Settle-Carlisle Railway Conservation Area to the east, and wider views of the site from the National Park. The area of green infrastructure will also deliver recreational walking opportunities aimed at relieving pressure on the Ingleborough Complex Special Area of Conservation (SAC). Existing dry stone boundary walls to be retained on site. • A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset. • There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented. • A hydrological investigation and bird survey in relation to impacts on River Ribble (Long Preston Deeps SSSI) is required. • Siting and design of development on the site to conserve the significance of the Settle-Carlisle Railway Conservation Area. • The site is in a prominent location, development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution. • Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies. 		

Site Ref.	Location	Uses
SG025	Land to the south of Ingfield Lane, Settle	C3 Residential
Approx. Area: 11.4 ha (including approx. 7.5 ha of additional green infrastructure, which incorporates an approved surface water management scheme in the south-east section of the site).		
Approx. Number of Dwellings: 125		
Development Principles: <ul style="list-style-type: none"> • This is a greenfield site in a prominent location on the edge of Settle. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area. Development proposals for this site will incorporate landscape and recreation mitigation(s) including green infrastructure areas of approximately 7.5 ha through the centre of the site; the western edge of the site and connecting to the approved 'water meadows' surface water management scheme to the south and east of the site. Mitigation along the south-eastern boundary will include a softening of the built form with gaps and planting of tree blocks between clusters of dwellings which will be front facing towards the YDNP. Dwelling heights will be restricted to two storeys in height. Mitigation measures are to mitigate impact on the special qualities of the YDNP, the Settle-Carlisle Railway Conservation Area and the heritage assets of the Falcon Manor Hotel and Ingfield Lodge. The areas of green infrastructure will also deliver recreational walking opportunities aimed at relieving pressure on the Ingleborough Complex Special Area of Conservation (SAC) and Craven Limestone Complex Special Area of Conservation (SAC). • A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset. • There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented. • A hydrological investigation and bird survey in relation to impacts on River Ribble (Long Preston Deepes SSSI) is required. • Development proposals will minimise impacts on air quality, noise and light pollution. • Siting and design of development on the site to conserve the significance of heritage assets (Grade II listed building of Falcon Manor Hotel, the undesignated heritage asset of Ingfield Lodge, and the Settle-Carlisle Railway Conservation Area) surrounding the site and their settings. A comprehensive landscaping scheme is required to detail how views of the development from the west will be filtered. • A surface water flood risk hazard has been identified to the southern and western parts of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Drainage Systems (SuDS), where possible. • An assessment of the site's archaeological interest will be required with appropriate mitigation 		

incorporated into development proposals where necessary.

- Access to the site is to be gained from Austwick Close and Skipton Road (B6480).
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Site Ref.	Location	Uses
SG027, SG068	Land to the south of Brockhole View and west of Brockhole Lane, Settle	C3 Residential
Approx. Area: 2.6 ha (including approx. 0.8 ha of additional green infrastructure)		
Approx. Number of Dwellings: 57		
Development Principles: <ul style="list-style-type: none"> • This is a greenfield site in a prominent location on the edge of Settle. Development proposals for this site will incorporate landscape and recreation mitigation(s) including areas of green infrastructure of approximately 0.8 ha in the southern, western and eastern parts of the site and connecting to the approved 'water meadows' surface water management scheme to the west of the site. The provision of green infrastructure along the southern and eastern boundaries will protect the rural nature of Brockhole Lane and provide landscape mitigation for the Yorkshire Dales National Park by softening the built form including the planting of tree blocks of native species, and providing gaps between clusters of dwellings which will be front facing towards the YDNP. Dwelling heights will be restricted to two storeys in height. Existing dry stone boundary walls to be retained on site and new dry stone boundary walls to be created to enclose the southern and eastern boundaries of the site to respect the character of Brockhole Lane and surrounding fields. The areas of green infrastructure will also deliver recreational walking opportunities aimed at relieving pressure on the Ingleborough Complex Special Area of Conservation (SAC) and Craven Limestone Complex Special Area of Conservation (SAC). • A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset. • There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented. • A hydrological investigation and bird survey in relation to impacts on River Ribble (Long Preston Deeps SSSI) is required. • As the site is in a prominent location, development proposals will be carefully and sensitively 		

designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.

- An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.
- A surface water flood risk hazard has been identified within the southern part of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Drainage Systems (SuDS), where possible.
- Development to protect the rural nature of the PROW along the western and eastern boundaries of the site.
- Access to the site is to be gained from Brockhole View and Brockhole Lane.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Site Ref.	Location	Uses
SG032	Car park, off Lower Greenfoot and Commercial Street, Settle	C3 Residential
Approx. Area: 0.4 ha		
Approx. Number of Dwellings: 13		
Development Principles: <ul style="list-style-type: none"> • Siting and design of development on the site to conserve the significance of heritage assets (listed buildings and conservation areas) on the site and their settings. • Opportunities for further intensification of use within this accessible, town centre site in terms of housing density should be maximised, subject to specific analysis. • The site is a town centre site with very good accessibility to key services and public transport. Proposals for development will therefore maximise the opportunities for future occupiers to walk or cycle to most key services rather than using a private vehicle. • Air quality, noise pollution and/or light pollution measures to be addressed as far as possible in the design and layout of the scheme on the site. • A surface water flood risk hazard has been identified within the western part of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Drainage Systems (SuDS), where possible. • Access to the site is to be gained from Lower Greenfoot. 		

- Development proposals for this site must accord with local plan policies H2 and INF3 (which set out requirements for contributions towards affordable housing and sport, open space and recreation facilities) and all other relevant local plan policies.

Site Ref.	Location	Uses
SG035	F H Ellis Garage, Settle	C3 Residential
Approx. Area: 0.2 ha		
Approx. Number of Dwellings: 32 (specialist accommodation for older people)		
Development Principles: <ul style="list-style-type: none"> • Siting and design of development on the site to conserve the significance of heritage assets on and adjacent to the site and their settings (the grade II listed buildings to the north west of the site: The Terrace, No. 3 Windyridge and The Croft; and Settle Conservation Area). • Opportunities for further intensification of use within this accessible, town centre site in terms of housing density should be maximised, subject to specific analysis. • The site is a town centre site with very good accessibility to key services and public transport. Proposals for development will therefore maximise the opportunities for future occupiers to walk or cycle to most key services rather than using a private vehicle. • Air quality, noise pollution and/or light pollution measures to be addressed as far as possible in the design and layout of the scheme on the site. • Access to the site is to be gained from High Hill Grove Street to the rear. • Development proposals for this site must accord with local plan policies H2 and INF3 (which set out requirements for contributions towards affordable housing and sport, open space and recreation facilities) and all other relevant local plan policies. 		

Site Ref.	Location	Uses
SG079	Land to the north of Town Head Way, Settle	C3 Residential
Approx. Area: 1.7 ha (including approx. 0.9 ha of additional green infrastructure)		
Approx. Number of Dwellings: 26		
Development Principles: <ul style="list-style-type: none"> • This is a greenfield site in a prominent location on the edge of Settle. Development proposals for this site will incorporate landscape and recreation mitigation(s) including a green 		

infrastructure area of approximately 0.9 ha along the eastern and northern boundaries of the site to provide landscape mitigation for the Yorkshire Dales National Park and the adjacent grade II listed building, Barrel Sykes Farm. The areas of green infrastructure will also deliver recreational walking opportunities aimed at relieving pressure on the Ingleborough Complex Special Area of Conservation (SAC) and Craven Limestone Complex Special Area of Conservation (SAC) by providing footpath links to the railway tunnel footpath to the north and the National Park highway/footpath and PROW to the east. The layout of the site will be designed to leave gaps through the site to retain views from the National Park to the Grade II listed Barrel Sykes Farm and the undesignated heritage asset of Watershed Mill chimney beyond. The layout of the site will also ensure that views from Town Head Way north towards Barrel Sykes Farm and the Watershed Mill chimney are retained.

- Siting and design of development on the site to conserve the significance of the adjacent Settle-Carlisle Railway Conservation Area to the west and the grade II listed Barrel Sykes Farm to the north.
- The existing dry stone boundary walls will be retained. A new dry stone boundary wall will be created east to west across the site to enclose the northern area of green infrastructure in order to maintain the setting of the adjacent heritage asset of the grade II listed Barrel Sykes Farm and to provide a clear definable edge to the development.
- Development proposals on site will include an improved and enhanced pedestrian link from the site via the adjacent tunnel through the railway embankment.
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.
- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- As the site is in a prominent location, development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- A surface water flood risk hazard has been identified within the northern part of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Drainage Systems (SuDS), where possible.
- Access to the site is to be gained from Town Head Way.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Site Ref.	Location	Uses
SG042	NYCC Depot, Kirkgate, Settle	C3 Residential
Approx. Area: 0.3 ha		
Approx. Number of Dwellings: 10		
Development Principles: <ul style="list-style-type: none"> • Siting and design of development on the site to conserve the significance of heritage assets on and adjacent to the site and their settings (the grade II listed buildings to the south of the site: Victoria Hall, Kirkgate; Bond End, Kirkgate; the grade II* listed building to the south of the site: Friends Meeting House, Kirkgate; and Settle Conservation Area and the Settle Carlisle Railway Conservation Area). • Opportunities for further intensification of use within this accessible, town centre site in terms of housing density should be maximised, subject to specific analysis. • The site is a town centre site with very good accessibility to key services and public transport. Proposals for development will therefore maximise the opportunities for future occupiers to walk or cycle to most key services rather than using a private vehicle. • Air quality, noise pollution and/or light pollution measures to be addressed as far as possible in the design and layout of the scheme on the site. • An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary. • Development to protect the PROW running through the site. • A surface water flood risk hazard has been identified within the central part of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Drainage Systems (SuDS), where possible. • Access to the site is to be gained from and Church Street car park and Kirkgate. • Development proposals for this site must accord with local plan policies H2 and INF3 (which set out requirements for contributions towards affordable housing and sport, open space and recreation facilities) and all other relevant local plan policies. 		

Site Ref.	Location	Uses
LA004	Land to the north of Barrel Sykes, Settle	C3 Residential
Approx. Area: 0.6 ha		
Approx. Number of Dwellings: 19		
Development Principles: <ul style="list-style-type: none"> • There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented. • Siting and design of development on the site will conserve the significance of the heritage assets (Settle Carlisle Railway Conservation Area and Watershed Mill, Chimney and Shed Mill Cottages) adjacent to the site and their settings. Proposals will retain the views across this site from the Settle Carlisle Conservation Area towards Watershed Mill; • As the site is in a prominent location, development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution. Dwelling heights will be restricted to two storeys to protect views from the Settle Carlisle Railway Conservation Area towards Watershed Mill. Dwellings on the western boundary will be front-facing, but set back from Langcliffe Road to ensure an attractive entrance to this northern part of the town; • The existing dry stone boundary walls will be retained. A new dry stone boundary wall will be created east to west across the northern boundary of the site to enclose the field to the north of the site opposite Watershed Mill and to help establish a definitive new urban edge to the town; • A surface water flood risk hazard has been identified within the southern part of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Drainage Systems (SuDS), where possible. • Access to the site is to be gained from Barrel Sykes; • Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies. 		

Site Ref.	Location	Uses
SG060	Northern part of Sowarth Industrial Estate, Settle	Commercial mixed use including employment, retail and leisure uses
Approx. Area: 1.7 ha		
<p>Overall A commercially led mixed use regeneration opportunity on the northern part of Sowarth Industrial Estate, Settle offering potential to enhance this part of town. Site to include a mix of employment, retail, and leisure uses, with an element of residential. Regeneration of the site provides opportunities for improvements to environmental quality and enhanced connections in this part of the town. Proposals should take account of the following development principles:</p>		
<p>Development Principles:</p> <p>Use</p> <ul style="list-style-type: none"> Proposals will enhance the role of Sowarth Industrial Estate as a multi-use town centre business park, including a mix of employment, retail and leisure uses that complement and underpin the regeneration of this town centre business park; Existing business, commercial and retail uses and activities are to be retained where possible and enhanced. <p>Access</p> <ul style="list-style-type: none"> Principal vehicular accesses to be gained from Kirkgate and Kings Mill Lane. <p>Flood risk mitigation</p> <ul style="list-style-type: none"> A Flood Risk Assessment is required and proposals will need to address and mitigate flood risk including making use of Sustainable Drainage Systems (SuDS) to mitigate run off and localised flood risk. <p>Heritage significance</p> <ul style="list-style-type: none"> A ground work assessment will be required as part of the on-site works to investigate areas of potential archaeological significance; Regeneration proposals will take account of the setting and significance of designated heritage assets (Conservation Area and listed buildings) in the immediate surroundings of the regeneration opportunity. <p>Ground Conditions/Contamination</p> <ul style="list-style-type: none"> Given the current industrial use on site a ground conditions assessment is required to consider the potential presence of ground contaminants arising from historical uses/activities. <p>Masterplan</p> <p>A Masterplan for the regeneration opportunity area, including the incorporation of the development and design principles detailed above, shall be produced in consultation with key stakeholders, and to the satisfaction of, the local planning authority. Development proposals will be expected to accord with the principles of the Masterplan. Regeneration should not occur on a piecemeal basis and a comprehensive approach to redevelopment is expected.</p>		

Site Assembly

The opportunity area is in a range of ownerships and assembling the site will influence delivery timescales. Site assembly powers will be considered for use where it is expedient, appropriate and necessary for regeneration to succeed.

Development proposals on this site must accord with all relevant policies of the local plan.

Site Ref.	Location	Uses
SG064	Land south of Runley Bridge Farm and west of B6480	Employment led mixed use development
Approx. Area: 5 ha (minimum 2.6 ha for B1, B2 and B8 and approx. 1.6 ha of additional green infrastructure)		
Approx. Number of Dwellings: 19		
Development Principles: <ul style="list-style-type: none">• The site is allocated as employment led mixed use site with an element of residential. A minimum of 2.6 ha shall be for B1, B2 and B8 uses, with approximately 1.6ha of green infrastructure. Low density residential development will be permitted on the northern part of the site to limit views from the Yorkshire Dales National Park.• The site is a greenfield site in a prominent location on the edge of Settle. Development proposals for this site will incorporate biodiversity and landscape mitigation(s).• There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.• A hydrological investigation and bird survey in relation to impacts on River Ribble (Long Preston Deepes SSSI) is required.• Siting and design of high quality development on the site to conserve the significance of heritage assets near the site (the grade II listed building to the north of the site: Anley House; and Settle-Carlisle Railway Conservation Area) and their settings.• An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary.• As the site is in a prominent location, development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution. New proposals will include green infrastructure areas of approximately 1.6 ha which will incorporate a comprehensive landscaping scheme to filter views of the development from the south, east and west. Semi mature trees will be planted for immediate effect. The residential element in the northern part of the site will be a low density, landscape-led scheme, and dwelling heights will be restricted to two storeys to protect views from the Settle Carlisle Railway Conservation Area and the Yorkshire Dales National Park to the east. The areas of green infrastructure will		

also deliver recreational walking opportunities aimed at relieving pressure on the Ingleborough Complex Special Area of Conservation (SAC).

- The existing stone boundary walls will be retained.
- A Landscape Visual Impact Assessment (LVIA) is required to assess the likely effects of change on the landscape as a result of the development, specifically on views into and out of the Yorkshire Dales National Park. The LVIA will help locate and design the development so that negative landscape effects are avoided, appropriately reduced or offset.
- A fluvial and surface water flood risk hazard has been identified within the southern part of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Drainage Systems (SuDS), where possible.
- Development proposals must be accompanied by a phasing and delivery schedule to ensure that the proposed employment uses come forward prior to the commencement of any residential development.
- Access to the site is to be gained from the B6480.
- Development proposals on this site must accord with all relevant policies of the local plan.

POLICY SP7: STRATEGY FOR BENTHAM –TIER 2

Bentham is a secondary location for growth in the plan area, reflecting its role as a key service centre in the north sub area and providing serviced employment land and housing growth to underpin growing prosperity in the town; capitalise on linkages with the rail connected university city of Lancaster, and the tourism potential of the Forest of Bowland AONB. Provision is made for the following development areas to meet housing needs and bolster prosperity and resilience in the town:

Housing Sites:

Site Ref	Location	Approx. Area (Ha)	Approx. Yield
HB011	Primary school, east of Robin Lane, west of Lowcroft, High Bentham	1.0	72
HB023	North of Low Bentham Road, High Bentham	1.7	53
HB024	North of Lakeber Drive, High Bentham	0.9	29
HB025	East of Butts Lane, High Bentham	1.0	32
HB026	North of Springfield Crescent and east of Butts Lane, High Bentham	2.6	82
HB038	Land south of Low Bentham Road, High Bentham	C3 0.6 D1 0.3	19
HB044	Land to west of Goodenber Road, High Bentham	1.9	61
HB052	Land to north west of Bank Head Farm and south of Ghyllhead Farm, High Bentham	5.7	118
LB012	Wenning View, Low Bentham Road, Low Bentham	0.6	18
Approx. Total		14.2	484

Proposals for development on the sites identified above will be supported subject to compliance with the following Development Principles for each site.

Development Principles for Housing Sites identified in Policy SP7

Site Ref.	Location	Uses
HB011	Primary school, east of Robin Lane, west of Lowcroft, High Bentham	C3 Residential
Approx. Area: 1.0ha		
Approx. Number of Dwellings: 72 extra care		
Development Principles: <ul style="list-style-type: none"> The site will provide approximately 72 units of extra care or other specialist housing for older people or people with disabilities to meet identified local needs. Development will have regard to the character and appearance of the area and the characteristics identified in the Assessment of High Bentham for Conservation Area designation (August 2016). The design of proposals shall conserve the landscape and scenic beauty of the Forest of Bowland AONB. Access to the site will be gained from Robin Lane and/or Low Croft. Development proposals for this site must accord with local plan policies H2 and INF3 (which set out requirements for contributions towards affordable housing and sport, open space and recreation facilities) and all other relevant local plan policies. 		

Site Ref.	Location	Uses
HB023	North of Low Bentham Road, High Bentham	C3 Residential
Approx. Area: 1.7ha		
Approx. Number of Dwellings: 54		
Development Principles: <ul style="list-style-type: none"> A surface water hazard has been identified within the southwest corner of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Drainage Systems (SuDS), where possible. The site's prominent location will be addressed in the design, layout and landscaping of the development to ensure that the character and appearance of the local area is not adversely affected and will include measures to minimise impacts on air quality, noise and light pollution. The design of proposals shall conserve the landscape and scenic beauty of the Forest of Bowland AONB. Access to the site will be gained from Low Bentham Road (B6480). 		

- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Site Ref.	Location	Uses
HB024	North of Lakeber Drive, High Bentham	C3 Residential
Approx. Area: 0.9 ha		
Approx. Number of Dwellings: 29		
Development Principles: <ul style="list-style-type: none"> • Access to the site will be provided via the adjoining allocated site HB052 unless access can be provided from Lakeber Drive. In either circumstance, development of the site will provide emergency access between Lakeber Drive and the adjoining allocated site, HB052. • The public right of way (PROW) through the site will be protected and will not form part of the vehicular access. Measures will be taken to provide a separate route for pedestrians. The PROW will form a framework for the design of on-site public open space to provide enhanced green infrastructure, a connection to open countryside to the north and associated well-being benefits. Development of this site and adjoining allocated sites HB052 and HB044 will take the opportunity to secure additional benefits by creating green infrastructure linkages across all three sites. • The site is in a prominent location. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution. • The design of proposals shall conserve the landscape and scenic beauty of the Forest of Bowland AONB. • Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies. 		

Site Ref.	Location	Uses
HB025	East of Butts Lane, High Bentham	C3 Residential
Approx. Area: 1.0 ha		
Approx. Number of Dwellings: 32		
Development Principles: <ul style="list-style-type: none"> • A surface water flood risk hazard has been identified along the eastern site boundary. Development proposals must therefore be supported by a Flood Risk Assessment and 		

drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Drainage Systems (SuDS), where possible.

- The site's prominent location will be addressed in the design, layout and landscaping of the development to ensure that the character and appearance of the local area is not adversely affected and will include measures to minimise impacts on air quality, noise and light pollution.
- The design of proposals shall conserve the landscape and scenic beauty of the Forest of Bowland AONB.
- Access to the site will be gained from Butts Lane.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Site Ref.	Location	Uses
HB026	North of Springfield Crescent and east of Butts Lane, High Bentham	C3 Residential
Approx. Area: 2.6 ha		
Approx. Number of Dwellings: 82		
Development Principles: <ul style="list-style-type: none"> • A surface water flood risk hazard adjoins the northwest corner of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Drainage Systems (SuDS), where possible. • The site's prominent location will be addressed in the design, layout and landscaping of the development to ensure that the character and appearance of the local area is not adversely affected and will include measures to minimise impacts on air quality, noise and light pollution. • The design of proposals shall conserve the landscape and scenic beauty of the Forest of Bowland AONB. • Access to the site will be gained from Springfield Crescent. • Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies. 		

Site Ref	Location	Uses
HB038	Land south of Low Bentham Road, High Bentham	C3 Residential D1 Education
Approx. Area: 0.9ha		
Approx. Number of Dwellings: 19		
Development Principles: <ul style="list-style-type: none"> The eastern part of the site (0.3ha of land) is safeguarded for the provision of an extension to Bentham Primary School. In the event that the eastern part of the site (0.3ha of land) is not required for such provision, additional residential development will be acceptable in principle. The site's prominent location will be addressed in the design, layout and landscaping of the development to ensure that the character and appearance of the local area is not adversely affected and will include measures to minimise impacts on air quality, noise and light pollution. The design of proposals shall conserve the landscape and scenic beauty of the Forest of Bowland AONB. Access to the site will be gained from the B6480. Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies. 		

Site Ref	Location	Uses
HB052	Land to north west of Bank Head Farm and south of Ghyllhead Farm, High Bentham	C3 Residential
Approx. Area: 5.7ha (including approx. 2ha of additional green infrastructure)		
Approx. Number of Dwellings: 118		
Development Principles: <ul style="list-style-type: none"> Development will provide access to the adjoining allocated sites HB024 and HB044, unless access can be taken from Lakeber Drive and Barghs Meadow respectively. Public rights of way through the site will be protected. Development of the site will contribute to the improvement and growth of green infrastructure and to achieving net gains in biodiversity. Substantial areas of additional on-site public green space, totalling approximately 2 ha, will be provided in order to mitigate landscape impact, enhance local green infrastructure, achieve a net gain in biodiversity, provide a connection to the open countryside and secure well-being benefits. The areas of green infrastructure will also deliver recreational walking opportunities aimed at relieving pressure on the Ingleborough Complex Special Area of Conservation (SAC) and Bowland Fells Special 		

Protection Area (SPA). Such green space will be designed to take account of existing public rights of way that cross the site and to maintain a natural or semi-natural setting to those public rights of way. Development of this site and adjoining allocated sites HB024 and HB044 will take the opportunity to secure additional benefits by creating green infrastructure linkages across all three sites.

- A surface water flood risk hazard has been identified in the western part of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Drainage Systems (SuDS), where possible.
- The site's size and prominent location on the town's northern periphery will be addressed in the design, layout and landscaping of the development to ensure that the character and appearance of the local area is not adversely affected and will include measures to minimise impacts on air quality, noise and light pollution.
- The design of proposals shall conserve the landscape and scenic beauty of the Forest of Bowland AONB.
- Access to the site will be gained from Robin Lane and an emergency access will be provided from Lakeber Drive via the adjoining allocated site HB024.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Site Ref	Location	Uses
LB012	Wenning View, Low Bentham Road, Low Bentham	C3 Residential
Approx. Area: 0.6ha		
Approx. Number of Dwellings: 18		
Development Principles: <ul style="list-style-type: none"> • An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary; • Access to the site will be gained from the B6480; • The design of proposals shall conserve the landscape and scenic beauty of the Forest of Bowland AONB; • Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies. 		

POLICY SP8: STRATEGY FOR GLUSBURN/CROSS HILLS – TIER 3

Located between Skipton and Steeton/Silsden in Bradford district, Glusburn/Cross Hills is a substantial centre of population in Craven and is a service centre. There are however physical constraints to growth that influence future growth and direction. A proportionate level of growth is directed towards to Glusburn/Cross Hills which takes account of this role, recognises associated infrastructure constraints and accounts for development opportunities. Provision is made for the following sites to secure growth that underpins the role and function of Glusburn/Cross Hills:

Housing Sites:

Site Ref	Location	Approx. Area (Ha)	Approx. Yield
SC085	Land at Malsis, Glusburn	12.7	67
SC037(a)	Land at Ashfield Farm, Skipton Road, Cross Hills	0.8	25
Approx. Total		13.5	92

Proposals for development on the sites identified above will be supported subject to compliance with the following Development Principles for each site.

Development Principles for Housing Sites identified in Policy SP8

Site Ref.	Location	Uses
SC085	Land at Malsis, Glusburn	Heritage-led conversion and new build development to include an element of C2 institutional and C3 Residential
Approx. Area: 12.7 ha (including approximately 8.6 ha of additional green infrastructure area)		
Approx. Number of Dwellings: 67		
<p>Development Principles:</p> <ul style="list-style-type: none"> • The primary purpose of the allocation is to conserve the Grade II Listed Buildings on site: Malsis Hall, Lodge to Malsis Hall, Gate Piers and Railings. Heritage-led development through the conversion of Malsis School and the siting and design of development on the site will conserve the significance of heritage assets and their historic landscape settings. • Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. • A Heritage Impact Assessment will be carried out to the satisfaction of Historic England. • An Ecological Impact Assessment will be carried out to the satisfaction of Natural England. Any necessary biodiversity mitigation is to be designed into the scheme. • The site is within the 2.5km buffer zone of the South Pennine Moors SPA/SAC. To relieve recreational pressure on the SPA/SAC and to protect the parkland setting of the Grade II Listed Building, the site will include extensive areas of green infrastructure of approximately 8.6 ha. A PROW will be created through the site to link to existing PROWs on Malsis Lane to the south and High Corn Mill to the north-east. • Trees on the site to be retained under Area Tree Preservation Order reference (2343) 209 2013, to respect the existing setting of the listed building, and the attractive appearance of the site. New build housing will be well screened by planting of native tree species to retain the visual integrity of the parkland as far as possible. • A fluvial and surface water flood risk hazard has been identified within the northern part of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Drainage Systems (SuDS), where possible. • The site is in a prominent location. Development proposals should be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution. • Access to the site is to be gained from Colne Road. • Development proposals for this site must accord with local plan policies H2, INF3 and 		

INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Site Ref.	Location	Uses
SC037(a)	Land at Ashfield Farm, Skipton Road, Cross Hills	C3 Residential
Approx. Area: 0.8 ha		
Approx. Number of Dwellings: 25		
Development Principles: <ul style="list-style-type: none"> • The site is in a prominent location. Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution. • The site has very good accessibility to key services and public transport. Proposals for development will therefore maximise the opportunities for future occupiers to walk or cycle to most key services rather than using a private vehicle. • Access to the site is to be gained from Skipton Road. • Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies. 		

POLICY SP9: STRATEGY FOR INGLETON –TIER 3

Located to the north of Low and High Bentham and adjacent to the A65, Ingleton is a tourist and employment centre, with a village centre that is struggling for vitality. A proportionate level of growth is directed towards Ingleton to bolster its' role and function as a local service centre, and provision is made for the following sites to achieve this:

Housing Sites:

Site Ref	Location	Approx. Area (Ha)	Approx. Yield
IN006	CDC car park, Backgate, Ingleton	0.2	6
IN010	Caravan Park, north of River Greta, Ingleton	0.4	13
IN028	Between Ingleborough Park Drive and Low Demesne, Ingleton.	0.9	29
IN029	East of New Village and south of Low Demense, Ingleton.	1.2	36
IN049	Former playing fields, Ingleton Middle School, Ingleton.	0.7	21
Total		3.4	105

Employment Sites:

Site Ref	Location	Net Dev Area (Ha)	Uses
IN022 and IN035	Land adjacent to southern edge of industrial estate, off New Road and west of Tatterthorn Lane (Extensions to existing employment area)	2.9	B1, B2 and B8
Total		2.9	

Proposals for development on the sites identified above will be supported subject to compliance with the following Development Principles for each site.

Development Principles for Housing and Employment Sites identified in Policy SP9

Site Ref.	Location	Uses
IN006	CDC carpark, Backgate, Ingleton	C3 Residential
Approx. Area: 0.2ha		
Approx. Number of Dwellings: 6		
Development Principles: <ul style="list-style-type: none"> • Siting and design of development on the site to conserve the significance of heritage assets on and adjacent to the site and their settings (the grade II listed building to the west of the site: Panwell Cottage, Backgate, and Ingleton Conservation Area). • The site is in a prominent location. Development proposals should be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution. • Access to the site is to be gained from Backgate. • Development proposals on this site must accord with all relevant policies of the local plan. 		

Site Ref.	Location	Uses
IN010	Caravan Park, north of River Greta, Ingleton	C3 Residential
Approx. Area: 0.4ha		
Approx. Number of Dwellings: 13		
Development Principles: <ul style="list-style-type: none"> • Siting and design of development on the site to conserve the significance of heritage assets on and adjacent to the site and their settings (the grade II listed bridges to the south and north of the site: Ingleton Viaduct and Bridge to the north east of Broadwood Cottage, Bridge End respectively; and Ingleton Conservation Area). • A fluvial flood risk hazard has been identified within the western part of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Drainage Systems (SuDS), where possible. • The site is in a prominent location. Development proposals should be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution; • Access to the site is to be gained from the B6255; • Development proposals for this site must accord with local plan policies H2, INF3 and INF6 		

(which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Site Ref.	Location	Uses
IN028	Between Ingleborough Park Drive and Low Demesne, Ingleton.	C3 Residential
Approx. Area: 0.9ha		
Approx. Number of Dwellings: 29		
Development Principles: <ul style="list-style-type: none"> Siting and design of development on the site to conserve the significance of heritage assets near and adjacent to the site and their settings (the grade II listed buildings to the north-west and west of the site: Police Station, High Street and Panwell Cottage, Back Gate respectively; and Ingleton Conservation Area). There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented. The site is in a prominent location and in close proximity to the National Park boundary. Development proposals should be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution. Access to the site is to be gained from Ingleborough Park Drive. Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies. 		

Site Ref.	Location	Uses
IN029	East of New Village and south of Low Demense, Ingleton.	C3 Residential
Approx. Area: 1.2ha		
Approx. Number of Dwellings: 36		
Development Principles: <ul style="list-style-type: none"> Development proposals are required to maintain the existing PROW or provide an alternative PROW connection through the site to connect with the PROW network to the south of the site in the open countryside and shall be designed to have a natural or semi-natural setting to deliver recreational walking opportunities aimed at relieving pressure on the Ingleborough Complex Special Area of Conservation (SAC) and Bowland Fells Special Protection Area (SPA). 		

- There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancement effects are implemented.
- The site is in a prominent location. Development proposals should be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.
- Access to the site is to be gained Low Demesne.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Site Ref.	Location	Uses
IN049	Former playing fields, Ingleton Middle School, Ingleton.	C3 Residential
Approx. Area: 0.7 ha		
Approx. Number of Dwellings: 21		
Development Principles: <ul style="list-style-type: none"> • Siting and design of development on the site to conserve the significance of heritage assets near the site and their settings (the grade II listed building to the west of the site: The Laurels, Laundry Lane). • A surface water hazard has been identified to the southern and western parts of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Drainage Systems (SuDS), where possible. • The site is in a prominent location. Development proposals should be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution. • Access to the site is to be gained from Laundry Lane. • Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies. 		

Site Ref.	Location	Uses
IN022 and IN035	Land adjacent to southern edge of industrial estate, off New Road and west of Tatterthorn Lane. (Extensions to existing employment area)	B1, B2 & B8
Approx. Area: 2.9 ha		
Development Principles: <ul style="list-style-type: none"> • The sites are allocated as an extension to the existing industrial estate to the south of New Road, Ingleton. • A surface water hazard has been identified within the eastern and western parts of site IN035 and a small area adjacent to the western boundary of site IN022. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Drainage Systems (SuDS), where possible. • Development proposals will be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution. This is particularly important in terms of mitigating impact on public viewpoints from Tatterthorn Lane. • Access to the site is to be gained from Tatterthorn Lane and from the A65 via the existing industrial estate road. • Development proposals on this site must accord with all relevant policies of the local plan. 		

POLICY SP10: STRATEGY FOR GARGRAVE –TIER 3

Located astride the A65 and benefitting from rail connections with Skipton, Settle, Lancaster and beyond, Gargrave provides employment opportunities and has an active community set within a high quality built environment. A neighbourhood plan is in preparation. A proportionate level of growth is directed towards Gargrave to underpin and bolster its' role and function as a local service centre as follows:

Housing Sites:

Site Ref	Location	Approx. Area(Ha)	Approx. Yield
GA004	Neville House, Neville Crescent, Gargrave	0.4	14
GA009	Land off Eshton Road, north of Canal, Gargrave	3.8	60
GA031	Land to the west of Walton Close, Gargrave	1.4	44
Total		5.6	118

Proposals for development on the sites identified above will be supported subject to compliance with the following Development Principles for each site.

Development Principles for Housing Sites identified in Policy SP10

Site Ref.	Location	Uses
GA004	Neville House, Neville Crescent, Gargrave	C3 Residential
Approx. Area: 0.4 ha		
Approx. Number of Dwellings: 14		
Development Principles: <ul style="list-style-type: none">• The site is in a prominent location. Development proposals should be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution.• Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance.• Access to the site is to be gained from the existing access onto Neville Crescent.		

- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Site Ref.	Location	Uses
GA009	Land off Eshton Road, north of Canal, Gargrave	C3 Residential
Approx. Area: 3.8 ha (including approx. 1.2 ha of additional green infrastructure)		
Approx. Number of Dwellings: 60 extra care		
Development Principles: <ul style="list-style-type: none"> • Siting and design of development on the site to conserve the significance of heritage assets on the site and their settings (the grade II listed bridge to the east of the site: Ray Bridge No. 173, Leeds and Liverpool Canal; and Gargrave Conservation Area). • Development proposals for this site will incorporate an area of green infrastructure measuring approximately 1.2 ha to the south and east of the site to provide a landscape buffer to the Yorkshire Dales National Park and improve access to the Leeds & Liverpool Canal, including for people with limited mobility. • A fluvial flood risk hazard has been identified within the southern part of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Drainage Systems (SuDS), where possible; • There is a requirement for a Biodiversity Appraisal to assess the existing ecological conditions on the site. This is to be accompanied by a standardised Biodiversity Mitigation Plan (BMP) which must cover matters of both habitat and protected species, with the aim that negative effects on biodiversity are avoided or suitably offset, and enhancements effects are implemented; • The site is in a prominent location. Development proposals should be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution; • Access to the site is to be gained from Eshton Road. • Development proposals for this site must accord with local plan policies H2, INF3 and (which set out requirements for contributions towards affordable housing, and sport, open space and recreation facilities) and all other relevant local plan policies. 		

Site Ref.	Location	Uses
GA031	Land to the west of Walton Close, Gargrave	C3 Residential
Approx. Area: 1.4 ha		
Approx. Number of Dwellings: 44		
Development Principles: <ul style="list-style-type: none"> • Siting and design of development on the site to conserve the significance of heritage assets near the site and their settings (the scheduled ancient monument to the west of the site: Moated site west of Paget Hall; the grade II listed building to the north-west of the site: Milton House, Marton Road; and Gargrave Conservation Area). • Proposals for development on this site will incorporate Sustainable Drainage Systems (SuDS), where possible. • The site is in a prominent location. Development proposals should be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution; • Access to the site is to be gained from Marton Road. • Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies. 		

POLICY SP11: STRATEGY FOR TIER 4A AND 4B VILLAGES WITH BASIC SERVICES AND BISECTED VILLAGES WITH BASIC SERVICES

Tier 4 settlements will receive a limited amount of growth that underpins their role and function as settlements with basic services and to ensure ongoing sustainability. Villages with basic services and/or tourism function which are bisected by the National Park boundary also receive an appropriate level of growth on the following sites:

Housing Sites:

Site Ref	Location	Approx. Area (Ha)	Approx. Yield
BU012	Richard Thornton's CE Primary School, Burton in Lonsdale	0.7	15
BR016	Land to west of Gilders, Langholme Skipton Road, Low Bradley.	0.8	25
SG014	Land at Lord's Close, Giggleswick	1.1	35

Mixed Use Housing and Employment Site

Site Ref	Location	Net Dev Area (Ha)	Approx. Yield
CN006	Station Works, north of Cononley Lane, Cononley	2.2	C3 – 94 B1 – 0.15 ha
Approx. Total		4.8	169

Proposals for development on the sites identified above will be supported subject to compliance with the following Development Principles for each site.

Development Principles for Housing and Mixed Use Sites identified in Policy SP11

Site Ref.	Location	Uses
BU012	Richard Thornton's CE Primary School, Burton in Lonsdale	C3 Residential
Approx. Area: Approx. Area: 0.7 ha (including approximately 0.3 ha of additional green infrastructure)		
Approx. Number of Dwellings: 15		
<p>Development Principles:</p> <ul style="list-style-type: none"> • Conversion of the school and siting and design of development on the site to conserve the significance of heritage assets on and adjacent to the site and their settings (Burton-in-Lonsdale Conservation Area, Grade II Listed Burton Endowed First School, Schoolmasters House, garden wall and gatepiers, Scheduled Ancient Monument Castle Hill Motte and Bailey castle, Tranquil Vale). • Any development proposal should include an Arboricultural survey to ascertain the exact location, species and condition of all trees on site. All healthy trees should be retained and work undertaken to maintain them in a healthy condition. • Front terraces and all stone boundary walls should be retained as far as possible and restored. • New build development is restricted to land at the rear (West) of the site. • Approximately 0.3ha of green infrastructure shall be provided on the site to protect the setting of the Grade II Listed Building. • Ground work assessment may be required as part of the on-site works to investigate areas thought to be of archaeological significance. • The site is in a prominent location. Development proposals should be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution. • Access to the site is to be gained from the A687. • Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies. 		

Site Ref.	Location	Uses
BR016	Land to west of Gilders, Langholme, Skipton Road, Low Bradley.	C3 Residential
Approx. Area: 0.8ha		
Approx. Number of Dwellings: 25		
Development Principles: <ul style="list-style-type: none"> • Siting and design of development on the site to conserve the setting of the Bradley Conservation Area. • The site is in a prominent location. Development proposals should be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution. • An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary. • The existing dry stone boundary walls will be retained. New dry stone boundary walls will be created along the northern and western boundaries of the site to help establish a definitive new urban edge to the village. • Access to the site is to be gained from Skipton Road. • Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies. 		

Site Ref.	Location	Uses
SG014	Land at Lords Close, Giggleswick.	C3 Residential
Approx. Area: 1.1ha		
Approx. Number of Dwellings: 35		
Development Principles: <ul style="list-style-type: none"> • The site is a village centre site with good accessibility to key services and public transport. Proposals for development should therefore maximise the opportunities for future occupiers to walk or cycle to most key services rather than using a private vehicle. • A fluvial flood risk hazard has been identified along the eastern boundary of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Drainage Systems (SuDS), where possible. • The site is in a prominent location. Development proposals should be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution. • An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary. 		

- The site is currently in use as a playing field and any development proposals on this site must accord with the requirements of Policy INF3, criterion (d).
- Access to the site is to be gained from Lord's Close.
- Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies.

Site Ref.	Location	Uses
CN006	Station Works, north of Cononley Lane, Cononley	C3 Residential and B1 uses
Approx. Area: 2.2 ha (including approx. 0.15ha for B1 Use)		
Approx. Number of Dwellings: 94		
Development Principles: <ul style="list-style-type: none"> • The site is promoted as partly 'employment led' to ensure the delivery of the socio-economic objectives of the plan. • Conversion of the Mill and siting and design of development on the site to conserve the significance of heritage assets on and adjacent to the site and their settings (Undesignated heritage asset of Cononley Mill, Mill House and Mill Chimney and Cononley Conservation Area). • An assessment of the site's archaeological interest will be required with appropriate mitigation incorporated into development proposals where necessary. • A fluvial flood risk hazard has been identified within the north-eastern part of the site. Development proposals must therefore be supported by a Flood Risk Assessment and drainage strategy which has informed the design, layout and landscaping of the site. Proposals will incorporate Sustainable Drainage Systems (SuDS), where possible. • The site is in a prominent location. Development proposals should be carefully and sensitively designed to minimise visual impact on the character and appearance of the area, and include measures to minimise impacts on air quality, noise and light pollution. • The site has very good accessibility to key services and public transport; proposals for development shall maximise the opportunities for future occupiers to walk or cycle to most key services rather than using a private vehicle. • Access to the site is to be gained from Cononley Lane. • Development proposals for this site must accord with local plan policies H2, INF3 and INF6 (which set out requirements for contributions towards affordable housing, education provision and sport, open space and recreation facilities) and all other relevant local plan policies. 		

Infrastructure requirements and delivery

- 4.57 The delivery of new or improved infrastructure and services to support new development in a timely manner will be an important element in ensuring the appropriate and sustainable delivery of new growth in Craven. It is important to ensure that certain infrastructure is provided before development begins, to safeguard against adverse impacts that may arise. To facilitate this, it is important that infrastructure needs are understood, and costed early on as part of the plan making process.
- 4.58 Planning for infrastructure provision has been, and continues to be, an ongoing process through the development of an Infrastructure Delivery Plan (IDP) which sits alongside the Local Plan, as part of the evidence base. The IDP has been produced in collaboration with infrastructure providers and examines provision of the following broad types of infrastructure:
- Physical: transport, energy, water and drainage, waste
 - Social: education, health care, leisure and recreation, community and social and emergency services
 - Green: open space
- 4.59 The IDP is a living document and will be updated regularly, providing an overview of the infrastructure required to support new development. It also provides an overview of who is responsible for delivery, and a broad indication of costs and funding mechanisms. Moreover, the IDP will act as a focus for delivery, but should not be seen as a detailed investment programme.

Funding Infrastructure and Services

- 4.60 Planned infrastructure provision will be funded through a number of sources. Mainstream funding sources, such as the District and County Council's capital programmes, service providers' investment programmes, and government grants, will continue to fund the bulk of infrastructure spending required to deliver the planned growth. However, other initiatives such as

planning obligations and the Community Infrastructure Levy (CIL) can also provide a substantial resource for locally-determined priorities and other proposals that come forward.

Other proposals

- 4.61 In addition to the planned growth set out in the plan, it is likely that other proposals will come forward that have infrastructure requirements arising, that have not been accounted for. The Council will seek contributions from developers when considering such proposals to contribute towards a range of infrastructure arising in line with the provisions of **Policy INF1: Planning Obligations**. Policy SP12 makes provision for this and sets out a policy requirement for infrastructure provision, and mechanisms available for delivery, provided as part of additional proposals.
- 4.62 As part of the planning for infrastructure provision, the Council needs to consider the role that developers can play in helping to provide the physical, social and green infrastructure that is required and is arising from new growth. When planning permission is granted for new development, the Council will seek contributions from developers towards a range of infrastructure in line with the provisions of **Policy INF1: Planning Obligations**.

POLICY SP12: INFRASTRUCTURE, STRATEGY AND DEVELOPMENT DELIVERY

Planned Infrastructure

The infrastructure required arising from the delivery of the planned growth in the local plan is set out in the Infrastructure Delivery Plan (IDP) which is part of the evidence base of the local plan.

Decisions on the timing of infrastructure delivery identified in the IDP are kept under review but will be tied to the timing of growth delivery over the plan period. The Council will work to mitigate and minimise adverse impacts that may arise from the delivery of the local plan in terms of infrastructure provision.

Development proposals are expected to either provide, or enable the provision of, infrastructure which is directly related to, or made necessary by that development. Where infrastructure cannot be provided directly, the Council will seek developer contributions through planning obligations in accordance with Policy INF1 or Community Infrastructure Levy (CIL) if and when a CIL charge has been adopted under the relevant Regulations.

The Council expects infrastructure improvements and investments to be delivered by development, or through developer contributions secured by legal agreement or CIL. Delivery of infrastructure should be timely and to an adoptable standard, as specified by the relevant responsible statutory undertaker, organisation or authority.

Proposals for the necessary maintenance, upgrading and expansion of utilities infrastructure will be supported in principle.

SECTION 5: ENVIRONMENT

COUNTRYSIDE AND LANDSCAPE

- 5.1 Craven's countryside – its land and scenery – and the quality of its landscapes are the area's defining feature and the jewel in its crown. People's appreciation and enjoyment of Craven, and the area's vitality and success, depend, in many ways, on its outstanding countryside and landscape. This policy is therefore of central importance to the Craven Local Plan.
- 5.2 Local landscapes have been influenced and defined by natural and human activity, including a long tradition of farming and small-scale urban development. Because human and natural activity evolves over time, landscape character will also change over time. Positive and beneficial management of that change, including restoration and protection where necessary, is essential to maintaining the quality, distinctiveness and vitality of the local environment.

Landscape Character

- 5.3 Within Craven there are areas of different landscape character. Many of these are rural and agricultural, but there are urban environments, too, including the settings of our historic villages and market towns. Landscape appraisal helps to describe the important characteristics of different areas of landscape (called landscape characterisation), grouping areas according to shared features. This helps to make recommendations for future conservation and management. The most up to date landscape appraisal for Craven at the time will be an important tool in drawing-up and determining proposals for new development.
- 5.4 Currently, the Craven Landscape Appraisal (2002) and the Forest of Bowland Landscape Character Assessment (2009) are the relevant Landscape Character Appraisals used in decision making. These appraisals

may be updated during the plan period in which case successor documents will be used in decision making.

5.5 Other sources of information and guidance on landscape management include Natural England's work on National Character Areas. Character areas have been profiled into landscapes which share similar characteristics and do not follow administrative boundaries. Each profile establishes guidance which can be important to decision making. In Craven the following five areas have been identified:

- 21 Yorkshire Dales
- 33 Bowland Fringe and Pendle Hill
- 34 Bowland Fells
- 35 Lancashire Valleys
- 36 Southern Pennines

5.6 The North Yorkshire and York Landscape Character Assessment (2011) tells us how historic processes have contributed to landscapes over time. This kind of information and guidance is helpful in the conservation of features that give places their unique character, in identifying opportunities for enhancement and positive change, and in providing evidence to support local action.

Designated Landscapes

5.7 Areas of Outstanding Natural Beauty and National Parks are national landscape designations afforded the highest protection for their landscape and scenic quality. The protection of these areas relates not only to the land within them, but also to their settings.

5.8 The Forest of Bowland Area of Outstanding Natural Beauty (AONB) covers around a third of the Craven plan area. Designated in 1964, the AONB is recognised for its exceptional landscape value and special qualities including

its heather moorland, blanket bog and rare birds and is also important for its upland hay meadows, ancient semi-natural woodlands and tranquillity. The landscape setting of the Yorkshire Dales National Park is also an important influence within the plan area, stretching along most of the eastern boundary.

- 5.9 The Council has a legal duty³¹ to work with the AONB and national park management bodies in the conservation and enhancement of the natural beauty of the Forest of Bowland AONB and the Yorkshire Dales National Park. The Council will also work with these bodies in achieving their other aims. Where development proposals could affect either of these designations, the Council and developers will need to consider the objectives of the management plans for these locations.
- 5.10 Craven has two Registered Historic Parks and Gardens (Broughton Hall and Gledstone Hall). These Parks and Gardens are designated under the 'Register of Historic Parks and Gardens of Special Historic Interest in England.' Proposals which affect these heritage assets will be considered under Policy ENV2 (Heritage).

Partnership Working

- 5.11 The Council makes a positive commitment towards implementing the Rights of Way Improvement Plan in seeking to deliver benefits to general health including obesity. The Council will work with the Local Access Forums of the Yorkshire Dales National Park and the North Yorkshire Local Access Forum.

Dark Skies

- 5.12 Craven is a sparse rural area where large gaps exist between settlements, and there are large expanses of land with relatively little artificial light helping to keep the sky dark at night. Light in the wrong place (where it is not intended or wanted), or at the wrong time, is a form of pollution as it spoils the environment and can impact on health and wellbeing of people, the

³¹ Duty of Regard under the Countryside and Rights of Way Act 2000

migration and feeding behaviour of bird and other animal species (including in particular nocturnal species such as owls and bats), and the opportunity to view constellations. Light pollution can be caused through glare, trespass, scenic intrusion or sky glow all resulting in different effects.

- 5.13 Developers should have regard to the Forest of Bowland AONB Obtrusive Lighting Position Statement which will be used in decision making, this sets the position that within the AONB or in locations affecting its boundaries, exterior lighting proposed as part of any new development should be the minimum required and only appropriate to its purpose, so as to protect the area's natural surroundings and intrinsic darkness.
- 5.14 However, it is also important outside these designated areas, where there are significant areas of remote open countryside that also have intrinsically dark skies, that these locations are not adversely affected by lighting arising from new development proposals. Therefore other non-designated areas of remote open countryside, and areas identified as being sensitive to light pollution within the relevant landscape character appraisal in the local plan area are categorised as being within Environmental Zone E1 under the ILP Guidance (guidance Notes for the Reduction of Obtrusive Lighting) and shall be subject to the requirements for light levels in that document (or successor documents) unless otherwise agreed with the Local Authority.'
- 5.15 Guidance on lighting is contained within the Institute of Lighting Professionals *Guidance Notes for the Reduction of Obtrusive Light GN01:2011*.
- 5.16 Where significant lighting is proposed for example through the installation of floodlights, developers will be required to submit a lighting assessment and strategy demonstrating how impacts will be minimised and appropriate mitigation incorporated.

POLICY ENV1: COUNTRYSIDE AND LANDSCAPE

Sustainable growth will ensure that the quality of Craven's countryside and landscape is conserved for future generations to enjoy; and that opportunities to restore and enhance the landscape are taken wherever possible. To achieve this, the Council will:

- a) Expect new development proposals, in those areas not subject to national landscape designations, to respect, safeguard, and wherever possible, restore or enhance the landscape character of the area. Proposals should have regard to the relevant Landscape Character Appraisal/Assessment, and specifically to the different landscape character types that are present in the plan area. Regard should also be had to the relevant profiled Natural England Character Areas (listed at para 5.5) and the North Yorkshire and York Landscape Characterisation Project (2011) (or successor documents). Proposals will show how they respond to the particular character area and type they are located within.**
- b) Support proposals that secure the restoration of degraded landscapes, in ways that also help to achieve biodiversity and heritage objectives. Support proposals which secure the preservation and appropriate restoration or enhancement of natural and historic man-made features.**
- d) In determining proposals which affect the Forest of Bowland Area of Outstanding Natural Beauty (AONB) and its setting or the setting of the Yorkshire Dales National Park, the Council will give great weight to conservation of their special qualities, including their landscape, scenic beauty and intrinsically dark landscapes (for the enjoyment and experience of dark skies). In addition, proposals will be considered on a needs basis, should be in scale with, and have respect for their surroundings and be in line with the AONB or National Park Management Plan objectives.**
- e) Support proposals that secure the restoration, preservation and where**

possible enhancement of the public rights of way network, including the improvement of existing public rights of way, the creation of new public rights of way and the promotion of disabled access to the countryside.

- f) Exterior lighting proposed as part of any new development should be the minimum required and only appropriate to its purpose, so as to protect the area's natural surroundings and intrinsic darkness. Proposals for exterior lights shall demonstrate there is no significant adverse effect, individually or cumulatively, on; the character of the area; the visibility of the night sky; biodiversity (including bats and light sensitive species); and residents, pedestrians or drivers.**
- g) Enable settlements to grow in ways that respect their form, distribution and landscape setting. Important considerations will include; allowing the countryside to permeate built-up areas; maintaining gaps between settlements in order to preserve their separate identities; and preserving and creating connections between built-up areas and the countryside, including existing and new public rights of way.**

HERITAGE

- 5.17 Heritage is what we've inherited from the past and place special value upon. It's a broad term and can be applied to a wide range of things from landscapes and buildings to customs and knowledge. As well as being a record of our development through history, it creates local identity, is weaved into our modern way of life and can be an inspiration for positive change into the future. Heritage is irreplaceable and heritage conservation is therefore essential to the achievement of sustainable development.
- 5.18 Craven's heritage includes a rich historic environment, which underpins the area's character, appeal and success. Within this historic environment, a

number of heritage assets have been designated in recognition of their special significance³². The NPPF makes it clear that great weight should be given to the conservation of these assets when considering development proposals:

- Listed buildings—of which there are 888 within the plan area
- Scheduled ancient monuments—31 in the plan area
- Registered parks and gardens— 2 in the plan area
- Conservation areas—29 in the plan area

5.19 However, the designated heritage assets represent only a fraction of the heritage resource of Craven. Indeed, it is the wealth of non-designated elements which help to give Craven’s towns, villages and countryside their distinct identity. These non-designated heritage assets are a vital part of the social and cultural identity of the District helping to provide distinctiveness, meaning and quality to the places in which its communities live, providing a sense of continuity and a source of identity and are valued by local people as part of the familiar and cherished local scene. Many non-designated assets are known about and already identified, but others may be undiscovered or unrecognised, or their existence may only be suspected—archaeological remains are a good example³³.

5.20 This plan needs to maintain and manage change to these heritage assets in a way which sustains and, where appropriate, enhances their significance. This can be achieved through enabling positive change that follows principles of good conservation and design; and by ensuring that any development proposal affecting a heritage asset is based on knowledge, understanding and appreciation of the asset’s significance. In cases where archaeological significance is not fully understood, or where archaeological potential has

³²Significance is defined as “the value of a heritage asset to this and future generations because of its heritage interest” (NPPF).

³³ Non- designated heritage assets are identified in the Historic Environment Record, which is maintained by North Yorkshire County Council and in conservation area appraisals undertaken by Craven District Council, which are available online.

been identified, developers will need to provide information to support their proposals in the form of archaeological field evaluations.

- 5.21 Change to heritage assets can also have an impact on biodiversity. Canal and river-side buildings, bridges and barns, in particular, provide valuable roosting and nesting sites for protected species – such as barn owls, bats, swallows, swifts and house martins – and support the use of canal and river corridors as green infrastructure. Conserving heritage assets in a manner which sustains their significance and promotes biodiversity will be supported.
- 5.22 In order to sustain the long-term future of a heritage asset, it may be necessary for it to be put to a use for which it was not originally designed. This can help reduce the threat of neglect and decay and the number of assets being identified as being at risk³⁴. However, this should always be to the optimum viable use for that asset (i.e. the one that will cause least harm to its significance).
- 5.23 Any harm to or loss of a heritage asset - through destruction, alteration or development within its setting – will require clear and convincing justification. Decisions will need to be based on informed, balanced judgements and the merits of each case. Proposals which would result in harm to the significance of a designated heritage asset will be weighed against the public benefits of that proposal. Where substantial harm or total loss is likely to occur, it would have to be demonstrated that the harm is necessary to achieve substantial public benefits or:
- the nature of the heritage asset prevents all reasonable uses of the site; and
 - no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

³⁴ The Heritage at Risk Register is maintained by Historic England and is available online

- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

Where any heritage assets or parts of heritage assets are likely to be lost, the assets should be properly surveyed and recorded beforehand. Requiring such records to be made, kept safe and open to the public is therefore an important element of heritage conservation.

- 5.24 Local communities and amenity groups have an important role to play in helping to identify those non-designated heritage assets in their area which they consider important to the character of their area. The impact of a development upon such assets will be taken into account in determining the appropriateness of any proposals. Neighbourhood plans can help to reveal the significance of heritage assets and especially non-designated assets. Communities can use their plans to identify buildings and places which are appreciated locally for their historic, cultural or townscape value—ensuring that the significance of those buildings and places can be properly and fully appreciated by all.

POLICY ENV2: HERITAGE

Craven's historic environment will be conserved and, where appropriate, enhanced and its potential to contribute towards the economic regeneration, tourism and education of the area fully exploited. This will be achieved through:-

- a) Paying particular attention to the conservation of those elements which contribute most to the District's distinctive character and sense of place.**

These include:-

- i) The legacy of mills, chimneys, and terraced housing associated with the textile industry;**
- ii) The bridges and structures associated with the Settle-Carlisle Railway;**

- iii) The buildings, bridges, locks and other structures associated with the Leeds-Liverpool Canal and Thanet Canal;
- iv) The historic market towns of Skipton and Settle;
- v) Skipton Castle, the castle grounds and the castle's extensive landscape setting, including the medieval hunting park, Skipton Woods and Civil War Battery;
- vi) The legacy of traditional barns and other buildings and structures associated with the farming industry and historic land estates.

- b) Ensuring that proposals affecting a designated heritage asset (or an archaeological site of national importance) conserve those elements which contribute to its significance. The more important the asset, the greater the weight that will be given to its conservation. Harm to such elements will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm to the significance of a designated heritage asset (or an archaeological site of national importance) will be permitted only in exceptional circumstances where it can be demonstrated that there are substantial public benefits that outweigh that harm or loss.
- c) Supporting proposals that would preserve or enhance the character or appearance of a Conservation Area, especially those elements which have been identified in a Conservation Area Appraisal as making a positive contribution to its significance.
- d) Ensuring that proposals affecting an archaeological site of less than national importance conserve those elements which contribute to its significance in line with the importance of the remains. In those cases where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development.

- e) Supporting proposals which conserve Craven's non-designated heritage assets. Developments which would remove, harm or undermine the significance of such assets, or their contribution to the character of a place will only be permitted where the benefits of the development would outweigh the harm having regard to the scale of the harm and the significance of the heritage asset.**
- f) Supporting proposals which will help to secure a sustainable future for Craven's heritage assets, especially those identified as being at greatest risk of loss or decay.**

GOOD DESIGN

- 5.25 Good design may be more difficult to define than it is to recognise, but usually results in buildings and in places that look and feel better, function better and contribute more to the achievement of sustainable development. This means that well-designed environments are often more enjoyable, healthier, easier to move around, less conducive to crime and anti-social behaviour, and more durable and adaptable to change.
- 5.26 Craven's attractive environment, which includes historic market towns, villages and landscapes of individual character and distinctiveness, is the perfect inspiration for good design in all aspects of future growth. It is important to highlight the importance of receiving good design proposals where the special qualities or setting of the Yorkshire Dales National Park and Forest of Bowland AONB would be affected. Designers and their clients should make the most of this opportunity to achieve good design in all of their projects—whatever the scale or location.
- 5.27 The Council promotes community involvement in new development proposals and members of the community may wish to identify important characteristics of their local environment, including locally valued elements of the built and natural environment to be incorporated into a development

scheme e.g. through public realm improvements or art installations. Such elements form part of the local context and need to be understood and appreciated when designs are being drawn up. Community participation in design—such as in the design of neighbourhood open space—can help to ensure that designs work well for end-users.

- 5.28 Communities also have the option of setting out their own policies, in support of good design, within a Neighbourhood Plan. National guidance on good design is available from the government, its advisors and agencies. A number of recognised guidance documents establish principles that help to achieve good design, for example Building for Life.
- 5.29 Discussions about good design, between designers, their clients and the council, can be very helpful and are always encouraged. The best time for this is at the early stage of a project, so that things agreed during the discussion can form the basis of the final design without any great difficulty or delay.
- 5.30 Light pollution can be a form of nuisance, impacting on health and wellbeing as well as natural habitats and species. When considering lighting in new development, developers and decision makers should have regard to guidance prepared by the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light GN01:2011 (or its successor document).
- 5.31 People's well-being and quality of life can be greatly affected by crime, the fear of crime and road safety. In the case of most planning applications, community safety issues will need to be addressed in terms of the layout and design of the development. Well-conceived and designed developments can help to prevent damage to community cohesion and prevent increased opportunities for criminal activity both of which can be perceived as 'threatening' by the people who use them. However, there may be rare occasions where evidence is clear that a proposed development is intrinsically likely to increase crime or disorder's effect upon the community.

In such circumstances, where unacceptable community safety impacts cannot be 'designed out', planning permission should be refused. Generally, negotiation with applicants is encouraged to ensure their proposals maximise security for their users and for the community in general.

5.32 Supplementary Planning Documents may be brought forward where necessary to aid developers and decision makers in bringing forward new development proposals founded on good design principles.

5.33 To help with the reading of the following policy on good design, some terms used in the policy are explained below:

Context

5.34 Context is local circumstances, which form the background to a design idea and help the design make sense in its surroundings.

Distinctiveness

5.35 The positive features that help to contribute towards creating a 'sense of place,' and individual identity.

Permeable

5.36 Permeable developments have ways through them, which allow people to walk and move freely in an enjoyable and easy way.

Legible, Sense of Place

5.37 Legible developments with a sense of place are clear enough to read, so you can tell where you are and where things are around you.

Backcloths and Landmarks

5.38 The majority of buildings provide a backcloth for occasional landmark buildings – it's important to have both in the right proportions and locations.

Public Realm

- 5.39 The public realm is where we can wander without entering any strictly private space – it adds to the look, feel and enjoyment of places.

Residential Amenity

- 5.40 Residential amenity concerns the benefit enjoyed by the external space around the private home. This benefit depends on the quality of space, location, size, orientation, accessibility, enclosure, noise and smell.

POLICY ENV3: GOOD DESIGN

Good design will help to ensure that growth in Craven results in positive change, which benefits the local economy, environment and quality of life, including health and wellbeing. This will be achieved by following the general design principles set out in broad terms below:

Context

- a) Development should respond to the context and proposals should be based on a proper understanding and appreciation of environmental features, including both natural and built elements such as landscape, topography, vegetation, open space, microclimate, tranquillity, light and darkness;**
- b) Designs should respect the form of existing and surrounding buildings including density, scale, height, massing and use of high quality materials which should be locally sourced wherever possible;**
- c) Development should be legible and create a sense of place by maintaining, enhancing and creating good townscapes with beneficial elements like views, vistas, enclosures, focal points, public art, backcloths and landmarks;**
- d) Development should seek to enhance local distinctiveness through maintaining good aspects of the local environment, improving poorer**

aspects and adding new aspects that benefit the local environment;

- e) Development should protect the amenity of existing residents and business occupiers as well as create acceptable amenity conditions for future occupiers;
- f) Development proposals should be able to demonstrate that they will secure a good standard of amenity for all existing and future occupants of land and buildings;

Infrastructure

- g) Designs should anticipate the need for external storage space within new developments, including space for the storage and collection of non-recyclable and recyclable waste;
- h) Necessary services and infrastructure should be able to be accommodated without causing harm to retained features, or result in visual clutter;

Ensuring Development is Accessible

- i) Reasonable provision should be made to ensure that buildings and spaces are accessible and usable and that individuals, regardless of their age, gender or disability are able to gain access to buildings and to gain access within buildings and use their facilities, both as visitors and as people who live and work in them;
- j) Development should be permeable and should make getting around easier—especially for pedestrians, cyclists and people with disabilities—by improving existing routes, adding new ones and creating connections to enhance the local network;
- k) Access roads should be designed as streets—they should form part of the public realm, be people-friendly, safe and active, allow natural surveillance and help to create a network of easy-to-use routes;

- l) Schemes should seek to incorporate secure storage for bicycles to encourage sustainable modes of travel;**

Art And Culture

- m) Development should promote socialising, recreation, art, health and wellbeing, by maintaining and improving existing public spaces and by creating new public spaces, such as parks, squares and other areas of public realm;**
- n) The provision of public art will be encouraged from the outset for all major development schemes;**

Designing Out Crime

- o) The design of all new developments will be required to promote safe living environments, reduce opportunities for crime and the fear of crime, disorder and anti-social behaviour.**

Shop Fronts/Advertisements

- p) Traditional shop fronts which make a valuable contribution to the distinctive character of their local area should be, wherever practicable, refurbished and retained in development proposals;**
- q) New/alterations to shop fronts will only be permitted if the design is consistent with the character and scale of the existing building, if it is of high quality and uses materials that are deemed acceptable to the area. The shop fascia must be designed in scale, in its depth and width, with the façade and the street scene of which it forms part;**
- r) Proposals for advertisements will be assessed having regard to issues of highway/transport safety and the characteristics of the locality, including features of scenic, historic, architectural, cultural or other special interest;**

Sustainable Design and Construction

- s) To require non-residential developments of 1,000 or more square metres where feasible to meet at least the BREEAM standard 'Very Good' for non-residential buildings requirement. Non-residential development should seek to achieve BREEAM 'Very Good' or better unless it has been demonstrated through an economic viability assessment that it is not viable to do so;**
- t) Sustainability should be designed in, so that development takes all reasonable opportunities to reduce energy use, water use and carbon emissions and to minimise waste, ensure future resilience to a changing climate and wherever possible to generate power through solar or other means, in accordance with Building Regulations. This should include residential, industrial and commercial developments.**

BIODIVERSITY

- 5.41 Biodiversity means biological diversity, or the number and variety of plants and animals living in a specific area. Whilst words like nature, wildlife and habitat may be more common, biodiversity is a good all-encompassing term. In order to achieve sustainable development, this plan needs to ensure that Craven's growth includes growth in biodiversity. This means preserving the biodiversity we have and securing enhanced biodiversity for the future.
- 5.42 Craven's biodiversity is sensitive to change, but can continue to flourish and adapt, if given the necessary opportunities and support. Well-managed change can not only avoid the destruction and fragmentation of habitats and species, but can help them to recover and expand. In order to achieve this, it's important to safeguard habitats and species protected by law under the following national and international designations:

- Special Areas of Conservation (SAC)

- Special Protection Areas (SPA)
- Sites of Special Scientific Interest (SSSI);

and habitats and species identified under the following local designations:

- Sites of Importance for Nature Conservation (SINC),
- Ancient woodland/pasture or individual veteran trees.

5.43 The above internationally, nationally and locally designated sites are mapped on the Policies Map. However, safeguarding these (relatively few) designated sites, which are often isolated pockets of rich biodiversity, will not be sufficient to preserve and enhance biodiversity overall. In order to do this, we need to make the best of all opportunities, wherever they arise, to safeguard native habitats and species and to help their recovery, expansion, adaptation to climate change and movement across the plan area. The NPPF states that the planning system should minimise impacts on biodiversity and provide net gains in biodiversity where possible. As such green infrastructure routes/areas have been incorporated into greenfield site allocations where possible and these are identified under Policy ENV4 to provide opportunities for a net gain in biodiversity to be achieved and maintained on these sites. Future reviews of the Local Plan will include the safeguarding of Local Geodiversity Sites which, at present, are at candidate stage and not formally designated. Geological features in the district are currently safeguarded where they form part of internationally designated SSSI.

5.44 The vast majority of the plan area lies within 7km of at least one internationally designated site. These include the North Pennine Moors SPA and SAC, the South Pennine Moors Phase 2 SPA and SAC, the Ingleborough Complex SAC, the Craven Limestone Complex SAC and the Bowland Fells SPA. As identified in the Habitats Regulation Assessment – Appropriate Assessment Report, the close proximity of SPAs and SACs means that the designated sites can be vulnerable to recreational pressures

emanating from the potential future occupants of new residential development. Other forms of development, such as intensive leisure or tourism proposals may also give rise to additional recreational pressure. Where new developments are within 2.5km of designated sites they (the SPA and/or SAC) can be particularly vulnerable to disturbance, and the development site itself could affect the foraging habitat for qualifying bird species.

- 5.45 Development proposals likely to have a significant effect on a European site, when considered alone and in combination with other plans and projects, will therefore need to be subject to an Appropriate Assessment. Where the Appropriate Assessment cannot rule out adverse impacts on a site's integrity (having considered any suitable mitigation), and there are no alternative solutions, permission will be refused unless there are imperative reasons of overriding public interest (the 'IROPI test')³⁵. In the event that a development proposal passes the IROPI test, compensatory measures must still be provided, for instance the re-creation of a comparable habitat.
- 5.46 The national and local Biodiversity Action Plans are good sources of information and help to identify threats and opportunities relating to the preservation and enhancement of biodiversity. In addition, Natural England has defined National Character Areas based on unique combinations of landscape, biodiversity, geodiversity and cultural and economic activity. Information like this shows that there are good opportunities, locally, for the preservation and enhancement of biodiversity, including specific assets like native woodland, hedgerows, agricultural habitats, semi natural hay meadow, blanket bog, moorland, ponds and other water bodies.
- 5.47 Would-be developers should assess, early on, the likely effect of their proposals on biodiversity within the site, on wider ecological networks and on biodiversity beyond the site, so that designs can be drawn up to achieve

³⁵ IROPI – Imperative Reasons of Overriding Public Interest

improvements in biodiversity and stronger ecological networks. Part of this assessment should be how people may access, use and impact upon any biodiversity or geodiversity features within the development site, and any designated biodiversity sites nearby. Attention should be paid to all aspects of biodiversity, but especially to priority habitats and species identified in the national and local Biodiversity Action Plans. Local Nature Partnerships can provide developers with useful advice and access to local organisations, businesses and individuals who are working towards improving the local natural environment, as a way of linking development proposals in with existing biodiversity improvement projects in the locality.

- 5.48 Development proposals which are likely to adversely affect international designations will be subject to a specific IROPI test under (Article 6 (4) of the EU Directive on the Conservation of Habitats and of Wild Flora and Fauna (The Habitats Directive). To pass the IROPI test development proposals must demonstrate that mitigation measures have been explored and that residual effects remain and that when mitigation measures have been exhausted, alternative solutions have been sought. If, and only after, alternative solutions are shown not to be possible, then the development must be able to demonstrate 'imperative reasons of overriding public interest' (relating for example to human health, public safety or beneficial consequences of primary importance to the environment) to proceed. In the event that a development proposal passes the IROPI test, compensatory measures must still be provided, for instance the recreation of a comparable habitat.
- 5.49 Information about the location, characteristics and significance of Craven's designated biodiversity and geodiversity sites is available from databases maintained by the district and county councils and the North and East Yorkshire Local Biological Records Centre. Enquiries and discussions are welcomed and encouraged.

POLICY ENV4: BIODIVERSITY

Growth in housing, business and other land uses on allocated and non-allocated sites will be accompanied by improvements in biodiversity. This means that:

- a) Wherever possible, development will make a positive contribution towards achieving a net gain in biodiversity and in particular will:**
 - i) Ensure that there is no adverse effect on any international designated site's integrity, either alone or in combination with other plans and projects, which is to be demonstrated through Appropriate Assessment. In cases where Appropriate Assessment concludes that adverse effects cannot be avoided or adequately mitigated, development proposals will not be acceptable unless the IROPI test under Article 6(4) of the EU Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna (The Habitats Directive) has been passed and appropriate and suitable compensatory measures are provided;**
 - ii) Ensure that there is no adverse impact on any national or local designated sites and their settings, unless it has been demonstrated to the satisfaction of the local planning authority that the benefit of, and need for the development clearly outweighs the impact on the importance of the designation;**
 - iii) Avoid the loss of, and encourage the recovery or enhancement of ecological networks, habitats and species populations (especially priority habitats and species as identified in the Craven Biodiversity Action Plan, 2008 or any subsequent update) by incorporating beneficial biodiversity features in the design (i.e. through landscaping or SuDS);**
 - iv) Conserve and manage the biodiversity and/or geodiversity value of land and buildings within the site;**
 - v) Increase trees and woodlands by incorporating appropriate planting, using native and locally characteristic tree and plant**

- species where possible, and retaining and integrating existing mature and healthy trees and hedgerows that make a positive contribution to the character, appearance and setting of an area;
- vi) Ensure there is no deterioration in the Water Framework Directive ecological status of surface or ground waterbodies as a result of the development;
 - vii) Enable wildlife to move more freely and easily throughout the local environment, including both the natural and built elements.
- b) Development proposals should achieve benefits in biodiversity that are equal to, or where possible exceed the biodiversity value of the site prior to development. Where improvements in biodiversity are achievable these should be on site; however if this is not possible or practical, an equivalent) improvement should be provided off-site by way of mitigation; ideally, this should be as close to the site as possible.
- c) Development proposals that result in a significant loss in, or harm to, biodiversity on site, and where no compensatory measures are proposed, will be resisted.
- d) Would-be developers should be aware that compensation through replacement of biodiversity assets may not be practical or realistic in every case (e.g. recreating ancient woodland or ancient wood pastures) and that any development scheme based on such impractical or unrealistic proposals will not be acceptable.
- e) The loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland would be wholly exceptional.
- f) The following allocated sites are accompanied by guiding development principles which identify indicative areas of green infrastructure within

each site where an overall net gain in biodiversity will be expected:

Site Reference	Site Address	Approx Area of Green Infrastructure (Ha)	Inset Map
SP5: SKIPTON			
SK013	Land east of Aldersley Avenue and south of Moorview Way, Skipton	2.6	1
SK061	East of canal, west of Sharphaw Avenue, Skipton	0.9	1
SK081, SK082, SK108	Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton	3.5	1
SK088	Hawbank Fields, north of Otley Road and south of A6131, Skipton	4.1	1
SK089, SK090	Land to the north of Airedale Avenue and Elsey Croft, east of railway line, Skipton	2	1
SK094	Land bounded by Carleton Road, railway line and A629, Skipton	7.4	1
SK101	East of Keighley Road and south of Cawder Lane, Skipton	0.6	1
SK114, SK124	Land to east of North Parade and Cawder Road garage site, Horse Close, Skipton	1.1	1
SK049	Land east of Skipton Bypass, Skipton (Employment)		1
SP6: SETTLE			
SG021, SG066, SG080	Land to the north-west and south-west of Penny Green, Settle	1.2	4

SG025	Land to the south of Ingfield Lane, Settle	7.5	4
SG027, SG068	Land to the south of Brockhole View and west of Brockhole Lane, Settle	0.8	4
SG079	Land to the north of Town Head Way, Settle	0.9	4
SG064	Land to south of Runley Bridge Farm and west of B6480 (Employment-Led Mixed Use)	1.6	4
SP7: BENTHAM			
HB052	Land to north west of Bank Head Farm and south of Ghyllhead Farm, High Bentham	2	5
SP8: GLUSBURN / CROSS HILLS			
SC085	Land at Malsis, Glusburn	8.6	2
SP10: GARGRAVE			
GA009	Land off Eshton Road, north of canal, Gargrave	1.2	14
SP11: BURTON IN LONSDALE			
BU012	Richard Thornton's CE Primary School, Burton in Lonsdale	0.3	7

GREEN INFRASTRUCTURE

5.50 Infrastructure is a term typically applied to things like roads, sewers, and telecommunications, which are necessary to support our way of life. The term “green infrastructure” has been introduced to raise the profile of other things considered necessary to support our way of life, especially one that is

sustainable, healthy and enjoyable. These include all sorts of natural and semi-natural features, which form a network across rural and urban areas—things like woodland, watercourses, ponds, wetland, hedgerows, verges, Public Rights of Way (PROWs), National Trails, footpaths, cycle-paths, street trees, parks, gardens, playing fields, green roofs and walls, allotments and cemeteries.

- 5.51 These green infrastructure assets are often multi-functional and make valuable contributions to biodiversity, landscape, townscape, education, active recreation, relaxation and tackling climate change (by absorbing carbon dioxide, assisting the water cycle and alleviating flood risk). Good quality green infrastructure can also boost local economic activity.
- 5.52 Growth in green infrastructure will benefit Craven's environment and economy and the people who live in, work in and visit the area; it will also contribute towards green infrastructure networks that extend beyond Craven's boundaries. This growth will need to happen at the same time as growth in housing, employment and other forms of development, and will need to contribute towards the achievement of sustainable development. The following policy (and other relevant local plan policies) will help to create a comprehensive and expanded network of green infrastructure assets. This will involve preserving and enhancing existing assets, creating new assets and strengthening connections between assets. For example, development will need to avoid potential disruption to biodiversity corridors—through fragmentation or isolation—and will need to provide new green spaces, using locally indigenous species, that benefit both wildlife and people.
- 5.53 The council will support initiatives that enhance or create green infrastructure links within or beyond the plan area, which promote district, sub-regional or regional green infrastructure corridors and projects; green infrastructure links to the Yorkshire Dales National Park and Forest of Bowland Area of Outstanding Natural Beauty, which promote sustainable tourism and recreation.

- 5.54 Natural England, North Yorkshire County Council, district authorities and voluntary organisations have collaborated on the Yorkshire and Humber Green Infrastructure Mapping Project, which maps green infrastructure corridors and areas of importance outside urban areas. The project has identified a number of corridors within the plan area, including corridors of regional, sub-regional and district importance, and is a useful source of information for planning the preservation, enhancement and expansion of Craven's green infrastructure network.
- 5.55 In addition, the Leeds City Region has developed a Green and Blue Infrastructure Strategy (2017 - 2036), which includes priority projects and investment programmes of sub -regional scale. One such project is Fresh Aire—a flagship project for the enhancement of green infrastructure assets along the Aire and Calder river valleys, linking Craven's south sub-area to the Yorkshire Dales National Park upstream and Bradford, Leeds and other Yorkshire authorities downstream. The Leeds and Liverpool Canal Towpath Access Development Plan is a current project with the aim of capitalising on the value of the Leeds & Liverpool Canal as a strategic waterway and sustainable transport corridor by providing opportunities for East Lancashire and West Yorkshire's residents and visitors to move around more by foot and by bike. This project recognises the Leeds Liverpool Canal as an important green infrastructure corridor which provides greater opportunities for access to nature and the wider countryside, including connections with the National Park. The Council is committed to supporting these projects through Policy ENV5 and Policy ENV11.
- 5.56 Local work also provides a useful source of information for green infrastructure planning—for example the Skipton Natural Links Project, which promotes the enhancement of publically owned sites across Skipton (i.e. Aireville Park which is a visitor destination and an important green infrastructure corridor through Skipton), and the council's own open space assessment and Biodiversity Action Plan (BAP).

- 5.57 Local patterns of growth must help to achieve sustainable development and should avoid town-cramming and concentric urban sprawl, which pushes green space and the countryside further and further away from people living in built up areas. In somewhere like Skipton, for example, urban growth should be interspersed with green corridors that link people with the wider rural hinterland. Improvements to the canal towpath in Skipton will allow easier, more sustainable passage from existing and planned housing to the town centre and beyond. Future developments can also link in and help to maintain existing pedestrian and cycle routes, thus enhancing the green infrastructure network in an area. In addition to existing and currently planned green corridors and areas of open space, neighbourhood planning and the Local Green Space designation process provides communities with further opportunities to identify important green spaces and to bring forward their own green infrastructure projects.
- 5.58 Policy ENV5 below aims to plan for better green infrastructure from the outset and looks to all new development to make a reasonable contribution wherever possible, including linking up to existing green infrastructure in the area. This also ties-in with other policy aims, including improvements in biodiversity, tackling climate change, protecting landscape, reducing recreational impact on SPAs/SACs and ensuring a high-quality local environment and an enhanced quality of life. Local plan sites, in particular, will help to create better green infrastructure routes which are multi-functional and mitigate constraints on site, as well as provide better links between built-up areas, green space and the countryside. Site specific development principles within Policies SP5, SP6, SP7, SP8, SP10 and SP11 provide clear detail about the location, purpose and functional use of green infrastructure on each site.

POLICY ENV5: GREEN INFRASTRUCTURE

Growth in housing, business and other land uses will be accompanied by an improved and expanded green infrastructure network. This will be achieved in the following ways.

- a) Wherever possible, development proposals will:**
 - i) Avoid the significant loss of, or harm to, existing green infrastructure assets and the disruption or fragmentation of the green infrastructure network;**
 - ii) Enhance existing or create new green infrastructure and secure its long-term management and maintenance;**
 - iii) Enhance existing or create new links in the green infrastructure network, including habitat corridors that help wildlife to move more freely through the local environment.**
- b) Development proposals should achieve improvements to the green infrastructure network where possible. Where improvements are viable these should be achieved on site, however if this is not possible or practical, contributions for off-site enhancements should be made for projects as close to the site as possible in order to promote linkages and stepping stones across the green infrastructure network.**
- c) Development proposals that result in a significant fragmentation or loss to the green infrastructure network, and where no compensatory measures are proposed, will be resisted.**
- d) The following allocated sites are accompanied by guiding development principles which set out more specifically how improvements and growth to the green infrastructure network can be achieved on each site:**

Site Reference	Site Address	Approx Area of Green Infrastructure (Ha)	Inset Map
SP5: SKIPTON			
SK013	Land east of Aldersley Avenue and south of Moorview Way, Skipton	2.6	1
SK061	East of canal, west of Sharphaw Avenue, Skipton	0.9	1
SK081, SK082, SK108	Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, Skipton	3.5	1
SK088	Hawbank Fields, north of Otley Road and south of A6131, Skipton	4.1	1
SK089, SK090	Land to the north of Airedale Avenue and Elsey Croft, east of railway line, Skipton	2	1
SK094	Land bounded by Carleton Road, railway line and A629, Skipton	7.4	1
SK101	East of Keighley Road and south of Cawder Lane, Skipton	0.6	1
SK114, SK124	Land to east of North Parade and Cawder Road garage site, Horse Close, Skipton	1.1	1
SK049	Land east of Skipton Bypass, Skipton (Employment)		1
SP6: SETTLE			
SG021, SG066, SG080	Land to the north-west and south-west of Penny Green, Settle	1.2	4
SG025	Land to the south of Ingfield Lane, Settle	7.5	4
SG027, SG068	Land to the south of Brockhole View and west of Brockhole Lane, Settle	0.8	4

SG079	Land to the north of Town Head Way, Settle	0.9	4
SG064	Land to south of Runley Bridge Farm and west of B6480 (Employment-Led Mixed Use)	1.6	4
SP7: BENTHAM			
HB052	Land to north west of Bank Head Farm and south of Ghyllhead Farm, High Bentham	2	5
SP8: GLUSBURN / CROSS HILLS			
SC085	Land at Malsis, Glusburn	8.6	2
SP10: GARGRAVE			
GA009	Land off Eshton Road, north of canal, Gargrave	1.2	14
SP11: BURTON IN LONSDALE			
BU012	Richard Thornton's CE Primary School, Burton in Lonsdale	0.3	7

FLOOD RISK

5.59 Flood risk continues to be a growing issue nationally and internationally and is closely linked to climate change. In Craven, flood risk is mainly associated with rivers, becks, surface water and drains, but the canal and reservoirs are also potential sources of flooding. Some actual flood events have been significant in recent years and have caused damage and disruption to homes, community facilities, business and travel. Information about flood risk is available from the Environment Agency, the council's strategic flood risk assessment and site-specific flood risk assessments that may be carried out for individual parcels of land; and national policy on flood risk is contained in the NPPF.

5.60 Flood risk can be avoided or reduced in a number of ways. Ideally, new development should be located in areas with the lowest risk of flooding (flood zone 1). Development in areas of medium or high risk (flood zone 2 or 3) requires additional scrutiny and justification through the application of the

Sequential Test and, if necessary, the Exception Test, which are explained in the NPPF. Development that incorporates Sustainable Drainage Systems (SuDS) can help to reduce the risk from surface water run-off; and areas of the site designed to accommodate surface water (such as swales, ponds and meadows) can provide attractive green space for people and wildlife. Guidance on the design of SuDs is available from North Yorkshire County Council.

- 5.61 Natural mechanisms to reduce flood risk can also be used on a wider, landscape scale. Peat moorland in the uplands and woodland on valley slopes can help to retain rainwater and slow down drainage into becks and rivers. Care must be taken to ensure that development does not degrade peat soils and upland habitats, as their capacity to store water helps to alleviate downstream flooding and protect water quality. Wetlands, floodplain grasslands, ponds and wet woodlands can offer similar benefits on the valley floor. Keeping, restoring and adding to these features can therefore offer multiple benefits for the landscape, biodiversity and flood risk—including flood risk downstream, in large urban areas.

POLICY ENV6: FLOOD RISK

Growth in Craven will help to avoid and alleviate flood risk in the following ways:

- a) Development will take place in areas of low flood risk wherever possible and always in areas with the lowest acceptable flood risk, by taking into account the development's vulnerability to flooding and by applying any necessary sequential and exception test.**
- b) Development will safeguard waterways and benefit the local environment (aesthetically and ecologically) by incorporating sustainable drainage systems (SuDS); where the use of SuDS is not possible, feasible or appropriate other means of flood prevention and water management**

should be used. All surface water drainage systems (SuDS or other) should be economically maintained for the lifetime of the development.

- c) Development will maintain adequate and easy access to watercourses and flood defences, so that they may be managed and maintained by the relevant authority.**
- d) Development will avoid areas with the potential to increase flood resilience, and seek to enhance as far as possible the natural capacity of soils, vegetation, river floodplains, wetland and upland habitats to reduce flood risk.**
- e) Development will minimise the risk of surface water flooding by ensuring adequate provision for foul and surface water disposal in advance of occupation (as per standards set out by the Environment Agency and subsequent updates to the standards, see Appendix C). Surface water should be managed at the source and not transferred, and every option should be investigated before discharging surface water into a public sewerage network.**
- f) Development will maximise opportunities to help reduce the causes and impacts of flooding by ensuring adequate sufficient attenuation and long term storage is provided to accommodate storm water on site without risk to people or property and without overflowing into a watercourse (as per standards set out by the Environment Agency and subsequent updates to the standards, see Appendix C).**

In all of the above, it will be important to refer to the latest and best flood risk information from Craven's strategic flood risk assessment and any relevant site-specific flood risk assessment, plus advice from the Environment Agency and the contents of the NPPF.

LAND AND AIR QUALITY

Land Quality

- 5.62 Whilst most of the land that has been put forward by landowners for inclusion in the Council's Strategic Housing Land Availability Assessment (SHLAA) is greenfield, there is also some brownfield land that is available and it is possible that additional brownfield land may become available in the future in the form of windfall sites. The re-use of brownfield land is often seen as having a number of benefits—it's a form of recycling, it can regenerate and decontaminate an area, and it reduces the need for greenfield development. Therefore, the re-use of brownfield land should be preferred wherever possible, bearing in mind the viability of development and the potential for land to acquire biodiversity value.
- 5.63 Craven's agricultural land is considered not to be best and most versatile (BMV) for the majority of the plan area, but there is potential for areas of BMV agricultural land in several parishes. Grade 3 land can provide high yields of grass that can be grazed or harvested over most of the year and is therefore particularly important to Craven's livestock farming and local food production. Wherever possible, grade 3 land should be safeguarded and development should be located on lower-graded land. Development on grade 3 land will require justification, on grounds that the need for development outweighs the loss of agricultural value.
- 5.64 Over many years, the re-use of brownfield land has enabled contamination to be addressed where necessary. There are still numerous sites throughout the plan area where some contamination is a possibility, so the decontamination and re-use of land is likely to continue for some time. In order for development to go ahead, the possibility, nature and extent of any contamination will need to be investigated; any disturbance of contaminants will need to avoid environmental damage and unacceptable health risks, both during and after development; and remediation measures will need to be introduced, as necessary.

5.65 As the mining legacy in Craven is a sizable and locally distinctive issue, unstable land is an important factor that requires consideration as part of any development proposal, and land remediation schemes may be necessary to ensure that the land is remediated to a standard which provides a safe environment for occupants and users. Due consideration should also be afforded to the prior extraction of any remnant shallow coal as part of any mitigation strategy, in line with the requirements of the NPPF. Prior extraction of remnant shallow coal can prove to be a more economically viable method of site remediation than grout filling of voids.

Air Quality

5.66 Whilst Craven generally enjoys low levels of air pollution, growth will need to help maintain good air quality and reduce harmful vehicle emissions. Therefore, new development should be accessible by walking, cycling and public transport and green travel plans should be used to encourage less reliance on cars for local journeys. The layout and design of buildings should be adjusted and modified to reduce emissions and their cumulative impact on air quality into the future.

POLICY ENV7: LAND AND AIR QUALITY

Land Quality

Growth in Craven will help to safeguard and improve land quality in the following ways:

- a) Ensuring significant development avoids the plan area's best and most versatile agricultural land (grade 3) wherever possible, unless the need for and benefit of development justifies the scale and nature of the loss.**
- b) The re-use of previously developed (brownfield) land of low environmental value will be encouraged and supported.**

- c) The remediation of contaminated and unstable land will be encouraged and supported, taking into account what may be necessary, possible, safe and viable.**

Air Quality

Growth in Craven will help to safeguard and improve air quality in the following ways:

- d) Development will avoid severe residual cumulative impacts of traffic congestion and wherever possible, will help to ease existing traffic congestion.**
- e) The location, layout and design of development will encourage walking, cycling and the use of public transport and electric vehicles. Green travel plans will promote reductions in car use.**
- f) The location, layout and design of development will avoid or reduce harmful or unpleasant emissions from buildings, and mitigation measures will be introduced where necessary.**

WATER RESOURCES, WATER QUALITY AND GROUNDWATER

5.67 Water is an important and essential resource that needs to be managed in a sustainable way, so that it may continue to support Craven's homes, farms, industry, recreation, biodiversity and so on. The mains supply provides most of Craven's drinking water, but private water supplies are a significant feature of some remoter rural areas. These private supplies are sourced from ground water and surface water, with ground water being the most common including wells, boreholes and springs. Surface and ground water are important to people and the wider natural environment, so their use needs to be sustainable, sources need to be safeguarded from pollution and over-

abstraction (as specified in the Aire and Calder Valley Catchment Management Strategy), and development needs to avoid contamination or obstruction. The phasing of new sewerage and waste water treatment infrastructure, which may be required to serve new development, will need to avoid overburdening water resources. Given the capacity issues with sewerage infrastructure in areas such as in the Aire Valley, new development may be dependent upon upgrading and enlarging the existing sewerage infrastructure.

- 5.68 In England and Wales development is required to comply with the Water Framework Directive, through meeting the relevant River Basin Management Plans' requirements. Specifically, the Humber River Basin Management Plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies. Any development should safeguard these important water resources and protect and improve water quality with an overall aim of getting water bodies to 'good' status as defined by the Water Framework Directive.

POLICY ENV8: WATER RESOURCES, WATER QUALITY AND GROUNDWATER

Growth in Craven will help to safeguard and improve water resources in the following ways:

Water Resources

- a) Development will be served by adequate sewerage and waste water treatment infrastructure, which matches the type, scale, location and phasing of the development, and which safeguards surface and ground water resources.**
- b) Development will maximise opportunities for the incorporation of water conservation into its design, including the collection and re-use of water on**

site.

Water Quality

- c) Development will reduce the risk of pollution and deterioration of water resources by anticipating any likely impact and incorporating adequate mitigation measures into the design.**
- d) Development will not lead to pollution of controlled waters in line with the requirements of the Water Framework Directive.**

Groundwater

- e) Developers will protect surface and groundwater from potentially polluting development and activity, by carrying out preliminary site investigations prior to permission being granted to ensure that land is suitable for the intended use.**
- f) Developers will ensure that sources of groundwater supply are protected by guiding development away from identified Source Protection Zones (SPZ), i.e. areas close to drinking water sources where the risk associated with groundwater contamination is greatest. The Source Protection Zones in the Craven plan area are shown on the Proposals Map.**

RENEWABLE AND LOW CARBON ENERGY

5.69 Climate change is bringing increased average temperatures and rainfall and is resulting in more frequent extreme weather events, including floods. Scientific evidence shows that climate change is partly caused by increased carbon emissions resulting from the way we live.

5.70 Craven's total carbon emissions are low, but when the relatively sparse population is taken into account, emissions per head are higher than the

regional and national averages. Whilst the explanation for this may be complex, the fact that Craven is a sparsely populated and expansive rural area will play a part—for example, people in Craven may rely more on their cars, because public transport is limited, and may live in older housing stock that is less fuel-efficient. Whilst technological advances and more stringent standards will make cars and homes less and less polluting, this local plan can also help to minimise Craven's carbon emissions and achieve national targets³⁶.

- 5.71 Generating heat and electricity from renewable and low-carbon technologies is a good way of reducing carbon emissions, but the infrastructure required needs to be located and designed to avoid other negative and unsustainable environmental impacts—on landscape, heritage, biodiversity and people's homes. Whilst there is potential in Craven for generating renewable and low-carbon energy, particularly from wind, biomass and anaerobic digestion, this potential is comparatively limited as a result of other considerations.³⁷
- 5.72 The local plan does not, therefore, identify areas of opportunity for larger scale generation projects of a strategic nature. Instead, the following policy establishes a positive stance on renewable and low-carbon energy and encourages well-conceived proposals for sustainable generation projects and infrastructure.
- 5.73 Whilst there may be limited opportunities for larger scale projects, microgeneration can play an important role in the growth of renewable and low-carbon energy generation in Craven. Where planning permission is required individuals, farms, businesses and communities will be encouraged to bring forward their microgeneration projects, such as solar panels or hydro plants and will be supported wherever possible. Communities in particular

³⁶ Under the Climate Change Act 2008, the Secretary of State must ensure that the net UK carbon account for the year 2050 is at least 80% lower than the 1990 baseline.

³⁷ Low carbon and renewable energy capacity in Yorkshire and Humber Final Report March 2011 (AECOM) and Managing Landscape Change: Renewable & Low Carbon Energy Developments – a Landscape Sensitivity framework for North Yorkshire and York February 2012 (AECOM)

may wish to use neighbourhood planning to bring forward renewable and low carbon energy projects within and for their parishes.

- 5.74 Where waste materials are required to be imported on site for example in the case of anaerobic digestion, North Yorkshire County Council is the relevant Local Planning Authority under their remit for Minerals and Waste.
- 5.75 Craven is renowned for its landscape quality and renewable energy projects will need to ensure that proposals do not result in unacceptable impacts. Great weight will be given to conserving the landscape and scenic beauty of the Forest of Bowland AONB and its setting and the setting of the Yorkshire Dales National Park. In drawing up and in determining applications for renewable energy projects concerning the Forest of Bowland AONB regard should be given to the Forest of Bowland Energy Position Statement 2011 (Revised), or its future successor. In managing landscape sensitivity and visual impacts developers and decision makers should have regard to 'Managing Landscape Change: Renewable & Low Carbon Energy Developments - a Landscape Sensitivity Framework for North Yorkshire and York (2012)' which establishes a coherent decision-making framework for renewable and low carbon energy developments.
- 5.76 To reduce visual impact grid connections to and from any renewable energy facility or plant should be provided underground. Developers will need to demonstrate that historical or archaeological features will not be adversely impacted upon. The environmental impact of access tracks to access or maintain facilities and the appropriateness of the local highway network should also be carefully considered.
- 5.77 Infrastructure developments may have cumulative or combined effects where similar developments exist or are planned in the area—for example, installing a wind turbine where one or more already exist may raise concerns about visual clutter and conflict caused by their placement, disruption of the skyline or fragmentation of the landscape. Such cumulative or combined effects can

stretch beyond plan area boundaries and may call for co-operation between neighbouring authorities.

- 5.78 Potential effects on designated biodiversity sites may be indirect, such as the effect of rotating turbine blades on the migration patterns of birds. However, effects can also be direct and can include collision of blades with birds and bats species and barotrauma affecting bat species. Therefore, whilst Policy ENV9 promotes the sustainable growth of renewable and low-carbon energy, proposals will need to consider carefully ecological effects and accord with other local plan policies and help to achieve sustainable development overall.
- 5.79 There is potential for wind turbines to have an impact on aircraft, radar and telecommunications systems. Therefore it is advised that developers enter into pre-application discussions with the Ministry of Defence, Government Communication Headquarters (GCHQ) or any other relevant body. The Council will also seek advice from these bodies through the decision-making process as a means of understanding the potential impact of wind turbine development.
- 5.80 Developers, particularly where larger scale projects are proposed should engage with the community at an early stage in the planning process and where feasible actively seek to deliver wider community benefits.
- 5.81 In some instances, renewable energy projects may be subject to an Environmental Impact Assessment (EIA). This may be the case where significant environmental implications are identified for the surrounding area during its development/or operation.
- 5.82 On 18th June 2015 the Government released a Written Ministerial Statement which brought into force new considerations for wind energy development. Local people now have the final say on wind farm applications. The NPPG has since been subsequently amended. Furthermore, there is now a requirement for 'suitable areas' of potential where they exist to be identified on the Local Plan policies map.

- 5.83 The statement does not differentiate between commercial wind turbines where the intention is to feed electricity into the grid and those of a small scale nature where the primary purpose may be to meet the operational needs of a farmstead or rural business. Requiring all sites including small scale turbines to be identified is considered somewhat over-restrictive.
- 5.84 Evidence prepared as part of the plan making process has focused on turbines of 100m or over which would be strategic in nature and make a significant contribution towards energy generation. The NPPF states that evidence prepared for the Local Plan should be proportionate, and requiring evidence to identify the suitability of all potential areas for wind energy across the various scales is considered disproportionate. Impacts of small scale individual turbines, defined as turbines under 50m in height to the tip are likely to be different from those of commercial wind turbines of 100m or more.
- 5.85 Therefore in order to support the needs of a farmstead or other rural business and to enable the development of community led schemes benefiting local communities including those where a neighbourhood plan has not yet been prepared, small scale turbines will be deemed acceptable in accordance with the criteria set out in Policy ENV9 notwithstanding the content of the written ministerial statement.

POLICY ENV9 : RENEWABLE AND LOW CARBON ENERGY

Renewable and low carbon energy development will help to reduce carbon emissions and support sustainable development. This will be achieved by;

- a) Supporting projects and infrastructure proposals that offer a good balance of economic, environmental and social benefits, and are not outweighed on balance by one or more negative impacts.**

- b) Ensuring that there are no significant adverse impacts on natural, built and historic assets, and developments harmonise with the local environment and respect the character of the immediate setting and wider landscape.**
- c) Avoiding developments that may detract from the landscape and scenic beauty of the Forest of Bowland Area of Outstanding Natural Beauty or its setting and the setting of the Yorkshire Dales National Park.**
- d) Safeguarding the amenity of local residents and communities, and ensuring that satisfactory mitigation can be achieved to minimise impacts such as noise, smell or other pollutants.**
- e) Developers engaging with the community at the earliest stages of the planning process and seeking to achieve community benefits wherever possible.**
- f) Ensuring there are no unacceptable impacts on civil, military aviation, radar and telecommunications installations.**
- g) Supporting proposals which demonstrate that the natural environment including designated sites will not be adversely affected without satisfactory mitigation. Enhancements should be achieved wherever possible.**
- h) Supporting proposals where the potential cumulative impacts are not found to be significantly adverse.**
- i) Ensuring operational requirements can be met including accessibility and suitability of the local road network, ability to connect to the grid and where**

relevant, proximity of feedstock.

j) Grid connections being provided underground, wherever feasible without adversely impacting upon historical or archaeological assets.

k) Ensuring measures are in place to secure the removal of infrastructure should it become redundant or no longer operational and that satisfactory site restoration can be achieved.

Commercial Scale Wind Turbines/Farms

The Council has not identified suitable areas for commercial scale wind turbines or farms for the purpose of providing power into the National Grid within Craven. The development of commercial scale wind turbines or wind farms for the purposes of inputting power into the National Grid will therefore only be permitted where criteria a) to k) listed above are met and;

i) the site is located within an area defined as being suitable for such use within an adopted Neighbourhood Plan; and

ii) following consultation, it can be demonstrated that the planning impacts identified by affected communities have been fully addressed and therefore the proposal has their backing.

Small Scale Wind Turbines

In the case of small scale turbines, defined as turbines under 50m in height to the tip, proposals will be supported where they meet the criteria a) to k) listed above and;

iii) they are directly related to, and generate power principally for the

**operation of a farmstead or other rural business or a local settlement;
or**

**iv) the site is identified as being suitable for the development of wind
turbines within an adopted Neighbourhood Plan.**

LOCAL GREEN SPACE

- 5.86 Paragraphs 77 & 78 of the NPPF introduced the Local Green Space (LGS) Designation. This designation allows local communities to identify areas of local green space which are important to them and which should be provided special protection. LGS can only be designated when a Local Plan or Neighbourhood Plan is prepared or reviewed. The Gargrave Neighbourhood Plan was formally ‘made’ in July 2019 and designates land as LGS. Neighbourhood Plans are currently being prepared in Bradley, Clapham & Cononley. An assessment of potential LGS sites will be made during the preparation of these Neighbourhood Plans and any other Neighbourhood Plans prepared by parishes in the future.
- 5.87 Sites have been identified for assessment via a “call for sites” process. The community, including residents, interest groups and Parish Councils were invited to submit applications for sites to be considered for LGS designation and to identify the reasons why the site/s holds a particular importance for the local community. Sites have been assessed against a robust methodology (which was developed following consultation with stakeholders) to determine their suitability for designation. In addition, sites designated in the 1999 Local Plan as open space, existing recreation/amenity space, and protected road approaches have been assessed for LGS designation. These sites were identified through consultation for the preparation of the 1999 Local Plan as being valued by local communities. The LGS process for the new Craven Local Plan has reassessed these sites in the same way as sites

submitted through the “call for sites” process to consider their suitability for LGS designation.

- 5.88 The Craven Local Plan identifies a total of 34 sites for LGS designation through the Local Plan. The sites identified on the Policies Map and listed in the policy have been assessed in accordance with the criteria for Local Green Space as set out in the NPPF and are therefore considered to be in reasonably close proximity to the community they serve; local in character and not an extensive tract of land; and are demonstrably special to the local community, holding particular local significance
- 5.89 The purpose of LGS is to protect green areas of particular importance to local communities and to provide special protection. Local Green Space will be protected from development that is incompatible with this specific designation and will only be allowed in very special circumstances. Development on land designated as LGS should be compatible with the designation, should preserve the open character of the LGS and the local significance placed on such green areas which make them valued by their local community.
- 5.90 The NPPF is clear that designation of Local Green Space should be consistent with the wider planning policy for the area and should look to complement investment in the provision of new homes and employment services and other essential services. Designation of land as Local Green Space should therefore not be seen as a means to stop wider development needs throughout the plan area or be used as a way that undermines the aims of plan making. As such, the consideration of designating Local Green Space has been taken alongside consideration of potential allocations of land for development (e.g. for housing, employment or other commercial needs) as a balanced approach, considering all relevant criteria and needs within the plan area.
- 5.91 Some sites proposed for designation as Local Green Space in Policy ENV10 are also safeguarded from unnecessary or avoidable loss under

Policy INF3: Sport, Open Space and Recreation Facilities. Where sites are safeguarded under Policy INF3 and are also designated as Local Green Space, proposals for development will need to meet the requirements of both policies. The aim of Policy ENV10 is to protect Local Green Space from development that is incompatible with the Local Green Space designation.

POLICY ENV10: LOCAL GREEN SPACE	
The sites identified in the table below, and as identified on the Policies Map, are designated as Local Green Space:	
High and Low Bentham	
HB-LGS3	East of Station Rd and south west of Pye Busk, High Bentham
Bradleys Both	
LGS sites assessed as part of Neighbourhood Plan preparation.	
Carleton in Craven	
CA – LGS2	Heslaker Lane, Carleton
CA – LGS6	North of Vicars Row, Carleton
CA – LGS8	The Pine Trees, Westwood, Carleton
CA – LGS9	St. Mary's Green, Carleton
Cononley	
LGS sites assessed as part of Neighbourhood Plan preparation.	
Embsay with Eastby	
EM – LGS2	Between Main Street & Shires Croft
EM – LGS3	South of Village Hall, Main Street, Embsay
EM – LGS6	East side of West Lane, Embsay
EM- LGS11	Fields adjacent to Kirk Lane, Embsay
Gargrave	
LGS sites assessed as part of Neighbourhood Plan preparation.	
Glusburn	
GLUS-LGS1	Glusburn Park
Hellifield	
HE-LGS5	Field adjacent St. Aidan's Church
HE-LGS7	Gallaber Pond, Hellifield
Ingleton	
IN-LGS2	Ingleton Park off Thacking Lane, Ingleton
Kildwick	

KL-LGS2	Fields by Kildwick Bridge, Main Road, Kildwick, BD20 9BD
KL-LGS4	Parson's Walk and Glebe Field
KL-LGS5	Banks Field (Lower section), Priest Bank Road
KL-LGS6	Field south of the Recreation Ground, Priest Bank Road
Settle & Giggleswick	
SG-LGS4	The Green, Commercial Street, Settle
SG-LGS15	Bowling green off Station Road, Settle
SG-LGS22	Glebe Field, Giggleswick
Skipton	
SK-LGS1	Massa Flatts Wood
SK-LGS2	Land between Shortbank Road & allotments
SK-LGS11	South Side of The Bailey, Skipton
SK-LGS28	Bowling Green Rope Walk
SK-LGS33	Aireville Park
SK-LGS46	Road approach, north side of Gargrave Road, between roundabout & Aireville Grange
SK-LGS47	Land to the north of Gargrave Road, between Aireville Grange and Park View
SK-LGS48	Road approach, south side of Gargrave Road, west of entrance to Auction Mart
SK-LGS49	Road approach, south side of Gargrave Road, east of entrance to Auction Mart
SK-LGS51	Road approach, between Harrogate Road & Overdale Grange
SK-LGS55	Gawflat Meadow
SK-LGS60	Burnside House
SK-LGS66	Land to the north of Skipton up to and including the PROW at Short Lee Lane, west of Skipton Castle Woods SINC, and east of Grassington Road, Skipton.
Sutton in Craven	
SC-LGS5	Sutton Park, Main Street, Sutton-in-Craven
<p>Sites designated as Local Green Space and identified on the Policies Map will be protected from incompatible development that would adversely impact on their open character and the particular local significance placed on such green areas which make them valued by their local community. Incompatible development is harmful to areas designated as Local Green Space and should not be approved except in very special circumstances. The construction of new buildings or structures on land designated as Local Green Space will be regarded as incompatible development with the</p>	

following exceptions:

- a) Buildings for agriculture and forestry;**
- b) Appropriate facilities for outdoor sport, outdoor recreation and cemeteries, provided openness of the Local Green Space is preserved and there is no conflict with the purpose of designating the site as Local Green Space;**
- c) The extension or alteration of a building on the site, provided it does not result in disproportionate additions over and above the size of the original building;**
- d) The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;**
- e) Other forms of development, including, engineering operations, local transport infrastructure, and the re-use of buildings, providing they preserve the open character of the Local Green Space and the local significance placed on such green areas which make them valued by their local community.**

THE LEEDS & LIVERPOOL CANAL

- 5.92 The Leeds & Liverpool Canal is the longest canal in Britain built as a single waterway at 127 miles in length. The canal is a significant built and natural asset within Craven passing through the south of the plan area for a distance of approximately 17 miles.
- 5.93 The Thanet Canal (also known as the Springs Branch) is a short branch (approximately a third of a mile long) of the Leeds & Liverpool Canal running to Skipton Castle constructed in the late eighteenth century to serve limestone quarries near the castle owned by Lord Thanet.

- 5.94 The Canal provides a resource as a wildlife and habitat corridor; a recreational route for walking, canoeing, cycling and running; a route for commuters who walk or cycle along the towpath to get to work or school; and as a tourism asset for those pursuing holidays on narrow boats as well as day-trippers seeking a place for peace and reflection. The industrial heritage of the Leeds & Liverpool Canal is one of the defining elements of the area and provides a rich historic environment for current and future generations to enjoy.
- 5.95 The setting and the character of the Canal varies from a highly rural environment outside settlements, through villages such as Gargrave, Bradley, Farnhill and Kildwick, to the more urban environment through Skipton. Many new developments including the re-use and conversion of existing buildings have taken place along or in proximity of the canal benefiting from the waterside setting and environment; this has particularly been the case within Skipton. There are further opportunities for development in appropriate locations during the lifetime of the Local Plan.
- 5.96 Development opportunities will need to recognise the waterside potential whilst maintaining and reinstating the characteristics of local canal architecture and waterscape.
- 5.97 New waterside developments place extra liabilities and burdens on waterway infrastructure and also provide an opportunity for infrastructure to be improved. When considering proposals for new development along the canal the Council will work with the Canal & River Trust to ensure that any necessary improvements to the canal infrastructure arising directly from needs generated by new developments are met by developer contributions secured through Planning Obligations.
- 5.98 The Water Framework Directive applies to the Canal, so developments that could impact on the water quality would need to meet the provisions of Policy ENV8. A number of sites identified in the local plan as housing and employment sites for allocation are within reasonable proximity of the Leeds

& Liverpool Canal and new development at these locations will also be required to have regard to this policy and the requirements of Policy INF3, ENV8 and Appendix A.

POLICY ENV11: THE LEEDS & LIVERPOOL CANAL

Development adjacent to, adjoining or which is likely to impact upon the character of the Leeds & Liverpool Canal including the Thanet Canal (Springs Branch) in Skipton will be expected to:

- a) Be of a high quality design that safeguards its historic character and integrates the canal into the development proposal in a way that treats the waterway as an area of usable space;**
- b) Integrate the waterway, towing path and canal environment into the public realm in terms of the design and management of the development;**
- c) Improve access to, along and from the waterway, including for wheelchair-users, people with limited mobility and people with other disabilities and improve the environmental quality of the waterway corridor. This will include supporting the wildlife that uses the Canal with appropriate plantings, provision of features such as bat and bird boxes, and connectivity of habitat, and maintaining the water quality of the Canal in line with the requirements of the Water Framework Directive;**
- d) Optimise views of water and generate natural surveillance of water space through the siting, configuration and orientation of buildings, recognising that appropriate boundary treatment and access issues may differ between the towing path and offside of the canal, and;**
- e) Improve the amenity of the canal. Development that would have an adverse impact on the amenity of the canal by virtue of noise, odour or visual impact will not be supported.**

FOOTPATHS, BRIDLEWAYS, BYWAYS AND CYCLE ROUTES

5.99 Most of Craven's footpaths, bridleways, byways and cycle routes are public rights of way (PROWs), but a notable exception is the towpath of the Leeds & Liverpool Canal, which is a 'permissive path'. The council recognises the value placed upon these public assets, by residents, visitors and businesses, for the recreational, health, well-being and economic benefits they provide. Therefore, through local plan Policy ENV12, the council will work for the protection and enhancement of footpaths, bridleways, byways and cycle routes and will ensure that Craven's growth includes growth in their extent, quality and accessibility.

Public rights of way – PROWs

5.100 Craven's public rights of way have a range of uses and benefits. They can provide shortcuts within settlements; connect settlements with the countryside and take people away from traffic, crowds and noise. They can be practical, by simply getting us from A to B without having to drive, or they can be inspirational, by leading us through great and romantic landscapes. Therefore, the local plan's aim of protecting and enhancing Craven's public rights of way network will help to secure benefits for the local environment, quality of life and economy by reducing car-dependence, improving health and well-being and promoting tourism and recreation.

National Trails

5.101 National Trails are long distance walking, cycling and horse riding routes through the best landscapes in England and Wales. There are 16 in total and two of them pass through Craven: the Pennine Way and the Pennine Bridleway. These are particularly important and beneficial PROWs.

Leeds & Liverpool Canal

5.102 The Canal and Rivers Trust provides a permissive path for walking and cycling along the towpath of the Leeds & Liverpool Canal. This is a valuable addition to the local PROWs network and an important link with neighbouring

areas of Lancashire, to the southwest, and West Yorkshire, to the southeast. Local plan Policy ENV11 is devoted specifically to the Leeds & Liverpool Canal.

Access

- 5.103 North Yorkshire County Council is responsible for the Rights of Way Improvement Plan (RoWIP), which is currently under review, and hosts the Local Access Forum (LAF), which advises on how to make the countryside more accessible. The local plan supports the RoWIP and LAF and will work in partnership to achieve common aims, including making the countryside more accessible for wheelchair-users, people with limited mobility and people with other disabilities.

New development

- 5.104 Proposals to build new homes, businesses or other types of development will need to ensure that no harm is caused to any existing footpaths, bridleways or cycle routes within or near the site. This would include harm arising from a reduction in usability or amenity value or from an obstruction, blockage³⁸ or diversion. Development should avoid confining footpaths, bridleways, byways and cycles routes between buildings, fences and other structures, particularly where they previously had an open aspect. Instead, they should be incorporated into the design of green open space to be created within the site.
- 5.105 If continuing economic, environmental and social benefits are to be enjoyed, Craven's growth will need to secure ongoing improvement and expansion of the local PROWs network, as well as its protection. Therefore, wherever possible, new development should include measures for improvement and expansion of the network. This could include better infrastructure, disabled access and signage; enhanced usability, functionality and amenity value; and

³⁸ Anyone obstructing or blocking a PROW can be prosecuted under the Highways Act 1980.

new PROWs, links between PROWs and links from new developments to the local network.

Town and village loops

- 5.106 The council will be particularly keen to support proposals that help to create local trails for walking, cycling and horse riding within and around local towns and villages. In particular, the council will look for opportunities to create town and village loops by joining up existing PROWs, securing new links across development sites and working in partnership with relevant stakeholders.

Countryside, green infrastructure and tourism

- 5.107 The importance of protecting and enhancing footpaths, bridleways, byways and cycle routes is further reinforced in local plan policies ENV1: Countryside and Landscape, ENV5: Green Infrastructure and EC4: Tourism.

POLICY ENV12: FOOTPATHS, BRIDLEWAYS, BYWAYS AND CYCLE ROUTES

Craven's growth will safeguard and improve the quality, extent and accessibility of local footpaths, bridleways, byways and cycle routes and the network they form. To that end, the local planning authority will support proposals that preserve and, wherever possible, enhance footpaths, bridleways, byways and cycle routes and their settings. Specific support will be given to proposals which:

- a) Avoid obstruction, diversion or confinement of existing footpaths, bridleways, byways and cycle routes.**
- b) Enhance the route, usability and amenity value of existing footpaths, bridleways, byways and cycle routes.**
- c) Accommodate existing footpaths, bridleways, byways and cycle routes within green open space.**
- d) Create new footpaths, bridleways, byways and cycle routes, particularly where they would provide new links to enhance the local**

network.

- e) Improve access by creating links between new development and the local network; and**
- f) Improve access for disabled people.**

The local planning authority will also give specific support to:

- g) The creation, enhancement and extension of National Trails.**
- h) The enhancement of green infrastructure corridors, at regional, sub-regional and district level, through the improvement of existing and the creation of new footpaths, bridleways, byways and cycle routes.**
- i) Proposals that contribute to the creation of town or village loops.**
- j) Proposals that include short, well-surfaced, stile-free circuits suitable for wheelchair-users and people with limited mobility.**

GREEN WEDGES

5.108 Green Wedges (originally designated in the Council's 1999 local plan³⁹) comprise open areas around and between settlements, which help to maintain the distinction between the countryside and built up areas, prevent the coalescence of separate towns and villages and provide or have the potential to provide recreational opportunities. Following a review⁴⁰, the Council is carrying forward a modified Green Wedge designation in the form of Policy ENV13.

5.109 The Green Wedge designation has the objective of maintaining and reinforcing the individual character and identity of settlements in close proximity by restricting any development that would cause their physical

³⁹ Green wedges were designated by Policy BE3 and shown on the Proposals Map of the Craven District (outside the Yorkshire Dales National Park) Local Plan, 1999.

⁴⁰ The background paper 'Review of Green Wedge Designations in Craven' (June 2017) includes an assessment of how effective green wedge policy has been in maintaining distinct gaps between settlements, reassesses the appropriateness of original green wedge boundaries and considers policy wording. The background paper accompanies the local plan.

coalescence. In addition, Green Wedges may provide or have the potential to provide a valuable recreational resource, which should also be afforded protection. Policy ENV13 therefore seeks to resist new development that would compromise the spatial gaps and recreational value provided by designated Green Wedges, unless material considerations indicate otherwise. Whilst it is important to note that the designation is not intended to represent landscape value, which is addressed in other local plan policies (primarily Policy ENV1: Countryside and Landscape), maintaining gaps between settlements is likely to be consistent with protecting landscape character. This is particularly true with respect to Bentham, where the Green Wedge may also help to protect the setting and special qualities of the Forest of Bowland AONB.

Bentham

- 5.110 The Green Wedge between High Bentham and Low Bentham is intended to counter historic patterns of suburban 'ribbon development' between the two settlements and consists mainly of agricultural fields on both sides of Low Bentham Road (B6480).

Glusburn, Cross Hills and Sutton-in-Craven

- 5.111 This Green Wedge is particularly thin between Cross Hills and Sutton, at the intersection of Holme Lane and Holme Beck, but continues to be highly effective in maintaining an important spatial gap between the two settlements. Similarly, the Green Wedge maintains effective separation between the village of Sutton-in-Craven, the district and county boundary to the east and the built-up area of Eastburn beyond, which is within the metropolitan district of Bradford.

Kildwick & Farnhill and Glusburn & Cross Hills

- 5.112 The Green Wedge in this location includes land to the east of Glusburn & Cross Hills and consists of agricultural fields and the River Aire. It is most effective in maintaining distinct settlements (including settlements in the

neighbouring district of Bradford), but its value as a recreational resource is somewhat limited by the busy intersection of the A629, B6172 and Skipton Road.

POLICY ENV13: GREEN WEDGES

Green Wedges will help settlements to grow in ways that maintain and reinforce their individual character and identity, by safeguarding against the coalescence of separate built-up areas, and will help to maintain and, wherever possible, enhance local recreational opportunities. Therefore, within the Green Wedges listed below and defined on the Policies Map, development will be resisted where it would fail to preserve the separate character and identity of settlements or would fail to preserve the sense of separation between settlements. In addition, the Council will seek to consolidate, strengthen and enhance the character, appearance and, where appropriate, recreational value of these areas.

- 1. Land between High and Low Bentham.**
- 2. Land between Glusburn, Cross Hills, Sutton-in-Craven, Farnhill and Kildwick and up to the plan area/district/county boundary, near Eastburn, West Yorkshire.**

SECTION 6: HOUSING

SPECIALIST HOUSING FOR OLDER PEOPLE

- 6.1 People in Craven are living longer, which means that there are more active older people in good health in the population, but also more people (especially the very old) living with on-going conditions that may affect their mobility, hampering their ability to get out and about and socialise, leading to issues of loneliness and isolation for many.
- 6.2 The number of people across Craven District aged 65 or over is projected to increase from 14,000 in 2015 to 21,200 by 2037 (a 50% increase) according to ONS 2014-based population projections, so it is important that there is provision of a range of appropriate housing provision, adaptation and support for Craven's older population. Additionally, providing a wider range of older persons' accommodation has the potential to free-up larger family accommodation. The two main types of this specialist housing for older people are:
- Age Restricted-Exclusive/Sheltered/Retirement Housing – This is accommodation that is built specifically for sale or rent to older people. They comprise self-contained units (apartments) with communal facilities and a live-in or mobile scheme manager and alarm call systems in case of emergency, and
 - Assisted Living/Extra Care/Very Sheltered Housing – This is similar to Sheltered Housing, but is designed to enable residents to retain their independence as they grow older and their need for support and/or care increases. Residents still occupy their own self-contained home with blocks of flats, estates of bungalows or retirement 'villages' but often enjoy enhanced communal accommodation and occupants may also be offered individual care and assistance from support staff, within the complex, 24 hours per day.

- 6.3 The provision of affordable housing for local needs is an important objective of the plan and the Council's evidence on viability identifies that both private and public sector housing for older people can make a contribution towards affordable housing. This evidence, referenced in the supporting text to Policy H2, justifies minimum levels of affordable housing for private sector schemes on site or an equivalent financial contribution for off-site provision. These minimum levels of on-site provision are set out in Policy H2: Affordable Housing of the plan. The Council will publish additional practical guidance on the provision of affordable housing for this and general market housing in the form of a Supplementary Planning Document (SPD). In consultation with stakeholders, this SPD will set out more detail on how Policy H2 will operate and be administered.
- 6.4 The Strategic Housing Market Assessment Update November 2017 (SHMA) includes information on the likely scale of increased demand for older person's specialist provision, and suggests that there is a need to double the current level of provision for older people, particularly the provision of enhanced sheltered and extra care provision.⁴¹
- 6.5 The SHMA also highlights that research tends to show that the majority of older people (generally upwards of 65%) want to stay in their own homes with help and support when needed, so as well as increased provision overall, it is important that a more diverse range of housing options is provided to meet the diverse housing needs of older people.

POLICY H1: SPECIALIST HOUSING FOR OLDER PEOPLE

The diverse housing needs of older people in the area will be met by:-

- a) supporting the provision of specialist housing for older people across all tenures in locations with reasonable access to local services, facilities and**

⁴¹ SHMA November 2017 page 92 Table 7.4

public transport, provided proposals accord with Policy SP4, H2, and INF3 and all other relevant local plan policies;

b) supporting proposals to adapt/extend existing residential properties to meet the needs of those with disabilities and older people;

c) allocating specific sites in Settle, Bentham and Gargrave within Policies SP6, SP7 and SP10 respectively for delivering specialist forms of residential accommodation to meet the housing needs of older people.

AFFORDABLE HOUSING

Affordable housing need and evidence

6.6 Households in affordable housing need are those who lack their own housing or who live in unsuitable accommodation and cannot afford to meet their housing needs in the housing market. Craven has a significant need for affordable housing, largely as a result of a mismatch between local incomes and the cost of renting or buying homes. Evidence from the Council's 2017 Strategic Housing Market Assessment (SHMA) indicates that the minimum incomes required for entry-level open market renting and owner-occupation are £23,712 and £36,000, respectively. This means that only a very small minority of households on the housing register could afford open market rents or prices. More generally, households with single earners can only afford lower quartile rents based on income alone. There is a greater range of rented housing options that are affordable to average earners, although even lower quartile, median and average house prices would still be unaffordable.

6.7 According to the 2017 SHMA, Craven's net affordable housing imbalance is 126 dwellings per annum and future affordable housing provision should be approximately 15%-25% intermediate tenure, and 75%-85% affordable

rented, with 87.4% one and two bedroom dwellings and 12.6% three (or more) bedroom dwellings. Based on the Housing Register in 2017 reported in Table 7.2 of the 2017 SHMA, the greatest need is for two bed dwellings and this is to meet the needs of newly forming households. The SHMA also recommends that intermediate tenure options should continue to be actively promoted, particularly for newly-forming households, and identifies a potential market for 154 starter homes over 5 years (31 per annum). In determining planning applications, the Council will have regard to the need to deliver an appropriate mix and range of affordable housing and will have regard to the most up to date evidence of need from the SHMA and any other relevant sources such as the Housing Register (which is a continually updated waiting list for rented affordable housing).

- 6.8 Craven's housing market will be reassessed periodically to ensure that evidence of affordable housing need remains up to date.

Addressing affordable housing need

- 6.9 The NPPF states that where local authorities have identified that affordable housing is needed, local plans should contain policies for meeting this need on site, unless off site provision or a financial contribution of broadly equivalent value can be justified. This plan has been examined against the provisions of the 2012 NPPF. This version of the NPPF combined with the NPPG, included thresholds below which on site affordable housing provision and off site financial contributions should not be required. These and the reference to vacant building credit are given below:

- Local Planning Authorities should no longer seek affordable housing contributions from developments of 10-units or less, and those which have a maximum combined gross floor space of no more than 1,000 square metres (gross internal area)
- In designated rural areas authorities may choose to implement a lower threshold of 5 dwellings or less. Where the lower 5-unit or less

threshold is applied, affordable housing and tariff style contributions should be sought from developments of between 6 and 10 units in the form of cash payments which are commuted until after completion of units within the development

- Vacant building credit has been introduced. Authorities should apply the credit where developments include the re-use or redevelopment of empty buildings, so that affordable housing contributions relate only to net increases in floor space.

6.10 The Craven Local Plan Viability Assessment: Addendum (November 2017) has assessed the impact of the Council's emerging policies which seek developer contributions for open space, sport and recreation, education, highway infrastructure and affordable housing on the viability of 'typical' housing sites that are likely to come forward during the plan period. Fourteen different typologies have been assessed and tested based on different sizes and locations across the plan area, including sites between the thresholds of 6 to 10 dwellings. The Viability Assessment concludes that 30% affordable housing on greenfield sites is viable across all site typologies for general market housing.

6.11 The Craven Local Plan Viability Reports: Brownfield Land Update (October 2018) and the Supported Living for Older People Update (Oct/Nov 2018) provide the justification for the level of affordable housing contributions set out in this policy for general market housing on previously developed land and for specialist housing for older people on both greenfield and previously developed land. A definition of the two types of specialist housing for older people set out in this policy is provided in the supporting text to Policy H1 of this plan.

6.12 The Spatial Strategy of the local plan at Policy SP4 makes an allowance for sites to be delivered in the smaller Tier 5 settlements across the plan area,

most of which are designated rural areas⁴². The conclusion of the Viability Assessment is that the provision of 30% affordable housing on small sites between the thresholds of 6 to 10 dwellings is viable. This means that developments of 6 to 10 dwellings can contribute in a small, but nevertheless important way to a key objective of the local plan to improve housing choice in terms of house type, size, tenure, price and location and to address the issue of a shortfall in affordable homes across Craven, as evidenced in the SHMA 2017. A lower threshold of 5 dwellings in the designated rural areas of Craven is therefore considered to be justified. Financial contributions will be required from such sites rather than on-site provision.

- 6.13 To address the issue of a shortfall in affordable homes across Craven, increasing the supply of new affordable homes is a priority for the local plan. Securing new affordable homes through the planning system is an effective way of achieving this. The local plan sets out policy mechanisms which seek to maximise affordable housing provision through a number of approaches, including: the contribution of affordable homes by housing developers, where the homes are usually taken on by registered providers (e.g. housing associations); financial contributions from housing developers, where the money is used to secure affordable homes off-site; and the release of rural exception sites. As well as registered providers, there are other affordable housing providers who may operate under equivalent arrangements or, more often, may specialise in offering innovative intermediate tenure products. In addition to increasing the supply of new affordable homes, Craven District Council, North Yorkshire County Council and registered providers will seek to reduce the need for affordable housing through homeless prevention measures, mortgage rescue schemes and the provision of grants and loans

⁴² Within the Craven plan area, designated rural areas are the Forest of Bowland Area of Outstanding Natural Beauty and the parishes of Bank Newton, Bentham, Bolton Abbey, Burton-in-Lonsdale, Clapham-cum-Newby, Conistone Cold, Embsay-with-Eastby, Gargrave, Giggleswick, Halton East, Hellifield, Ingleton, Langcliffe, Lawkland, Long Preston, Otterburn, Rathmell, Settle, Stirton-with-Thorlby, Thornton-in-Lonsdale and Wigglesworth. Please refer to Section 157 of the Housing Act 1985 and the Housing (Right to Buy) (Designated Rural Areas and Designated Region) (England) Order 1988.

to support necessary alterations or energy efficiency measures to improve existing unsuitable housing. The local plan's employment policies will also help to make living in Craven more affordable for people who work in Craven, by promoting local employment opportunities.

- 6.14 Affordable housing is housing for sale or rent, for those whose needs are not met by the market and is defined in the NPPF.
- 6.15 Despite the scale of need in Craven, the local plan cannot insist that all new homes to be built in the future are built as affordable housing. The main way in which additional affordable housing will be provided in Craven in the future is as a contribution from developers as a proportion of housing built on new development sites.

Affordable housing target and viability

- 6.16 The scale of need revealed by the 2017 SHMA justifies the Council establishing a high target for the amount of affordable housing that will be required from new development sites. However, it is important that this target is realistic and set at a level that allows housing land to come forward and maintains the delivery of new homes without making schemes unviable. It is also important to ensure that the need to provide affordable housing is balanced with the need for developers of housing sites to contribute to necessary infrastructure improvements and community facilities as well as to build to improved sustainable construction standards. Along with affordable housing contributions these factors all influence the economics of housing schemes and ultimately the decisions of landowners to release sites.
- 6.17 The Council's Local Plan Viability Assessment Addendum (November 2017) has been used to inform the affordable housing targets and site thresholds. The assessment work indicates that, for all the different types and sizes of

greenfield sites⁴³ typically found and likely to come forward in the plan area, the vast majority of sites will be able to deliver 30% affordable housing. It is expected therefore that, normally, it will be viable for housing sites in Craven to provide 30% affordable dwellings and meet other planning obligation requirements of the local plan. Abnormal costs associated with individual sites should be negotiated between the developer and the landowner.

- 6.18 In some circumstances, development proposals may seek to include a lower proportion of affordable housing. To comply with this policy these circumstances must be exceptional. For example, unusual and wholly unexpected/unforeseen development costs which affect scheme viability, or where there are clear and overriding reasons to meet other planning objectives, such as the restoration of heritage assets. In these exceptional circumstances developers will be expected to conduct negotiations on a transparent and 'open book' basis⁴⁴. In all cases the Council will look to maximise the provision of affordable housing having regard to the circumstances of individual sites and scheme viability.

Size and tenure of affordable homes

- 6.19 The local plan aims to secure a mix of on-site affordable housing provision to reflect the needs of local communities, based on the most up-to-date evidence of need, including the SHMA 2017. Policy SP3 provides a guide to the overall mix of dwelling sizes needed across the plan area. This includes affordable dwellings, of which around 15-25% will need to be intermediate tenure and around 75-85% will need to be social/affordable rented. The precise mix of tenures on a scheme will be negotiated to ensure that the type of affordable housing provision on schemes reflects the needs of the locality.

⁴³ Apart from rural exception sites

⁴⁴ The Council will always want to respect the nature of information provided in confidence, however because the Council is a public authority, under the Environmental Information Regulations, any information it holds can be subject to disclosure to third parties. Obviously the Council would approach applicants where the possibility of this disclosure may arise.

Financial and off-site contributions

- 6.20 The basis of the calculation of financial contributions in lieu of on-site provision will be the difference between affordable housing transfer values and open market values for 70sqm two-bedroom houses assuming they are available on the same site. On flatted schemes, the commuted sum will be based on the affordable housing transfer values for similar units. The market value of dwellings will be determined having regard to the asking price and any sales where contracts have been exchanged, along with any evidence of market sales in the locality. The value of affordable housing will be determined by the Council's latest published transfer prices⁴⁵ (the prices a registered provider will pay to a developer for affordable units). Any financial contributions obtained will be used to secure off-site provision to help meet the district's affordable housing needs. Such off-site contributions/provision will rarely be appropriate for general housing and will be acceptable only where doing so would meet wider planning or housing objectives e.g. on flatted schemes where management arrangements may make on-site affordable housing more expensive through the application of service charges. The Council will publish additional practical guidance on the provision of affordable housing in the form of a supplementary planning document (SPD). This will include guidance on the limited circumstances in which off-site provision or financial contributions will be considered in lieu of on-site provision and more detail on how financial contributions will be calculated.
- 6.21 A vacant building credit is equivalent to the existing gross floorspace of any vacant buildings on a site and is deducted from the normal affordable housing contribution required by the Council. It applies to vacant buildings that are to be brought back into use or to be demolished for re-development, but not to abandoned buildings. This is national policy and is intended to

⁴⁵ The Council's transfer prices have been reviewed in 2017. They are currently set at £1,000 per square metre.

incentivise brownfield development, including the reuse or redevelopment of empty and redundant buildings. The Council will use national policy and guidance to determine whether a vacant building credit should apply to a particular development and will use the credit to help bring forward brownfield development that might not otherwise occur or might be postponed indefinitely. Vacant building credit will be deducted from the overall affordable housing contribution calculation. This will apply in calculating either the number of affordable housing units to be provided within the development or where an equivalent financial contribution is being provided.

- 6.22 Funds gathered through financial contributions will be combined and used in a range of ways to address affordable housing need across the district and to prevent households falling into need. Funds will be used to maximise provision and ensure an effective use of resources and may be used to address need in a range of ways. This may include, for example, the acquisition of land for rural exception sites, direct provision (building) of new affordable homes or the purchase of existing properties on the open market, including new and empty homes and properties to provide shared housing or houses in multiple occupation. The use of financial contributions provides the opportunity to target affordable housing need in smaller rural communities. It also provides some flexibility to provide a range of accommodation types and to respond to changing wider circumstances that have the potential to affect need over time.

Rural exception sites

- 6.23 Rural exception sites⁴⁶ are sites that are released to provide affordable housing in locations which would not normally be used for housing. They

⁴⁶Rural exception sites are defined in the NPPF at Annex 2: Glossary as small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local

provide an important opportunity to address affordable housing need in smaller communities and are a long standing mechanism supported by national policy to support the provision of rural affordable housing. Given that affordable housing need is spread across the district, the use of this approach is supported in principle across Craven's smaller market towns and villages.

- 6.24 Historically, national and local policies have supported rural exception sites as sites providing 100% affordable units. However, within the current context of current reforms to the delivery of affordable housing and reductions in public funding, the National Planning Policy Framework now provides local planning authorities with the opportunity to consider allowing small amounts of market housing on exception sites to assist the delivery of schemes. Policy support for this has been included in the local plan on the basis that it is an exceptional approach designed to support and cross subsidise the delivery of affordable housing in the absence of sufficient public subsidy through registered providers.
- 6.25 Proposals for exception sites which seek to include an element of market housing should be accompanied by a detailed financial appraisal to justify the need to include market housing and to demonstrate that the number of market homes proposed is the minimum required to deliver an appropriate mix of affordable homes whilst ensuring viability of the scheme. Furthermore, no more than 30% of the units in a scheme should be for market housing. Any higher percentage of market housing would undermine the integrity of these sites being 'exception' sites where housing is not normally permitted. The Council will publish additional practical guidance on the provision of affordable housing, including on rural exception sites, in the form of a supplementary planning document (SPD).

authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

POLICY H2: AFFORDABLE HOUSING

a) Affordable housing will be provided as part of general market housing developments, as follows:

- I. On greenfield sites, developments of 11 dwellings or more, and developments with a combined gross floor area of more than 1000 sqm will provide not less than 30% of new dwellings as affordable housing. In designated rural areas, developments on greenfield sites of 6 to 10 dwellings, will be required to make an equivalent financial contribution for affordable housing.**
- II On brownfield sites, developments of 11 dwellings or more, and developments with a combined gross floor area of more than 1000sqm will provide not less than 25% of new dwellings as affordable housing. In designated rural areas, developments on brownfield sites of 6 to 10 dwellings will be required to make an equivalent financial contribution for affordable housing.**

Specialist Housing for Older People

b) Affordable housing will be provided as part of specialist housing developments for older people where falling within Use Class C3 as follows:

Age Restricted/Sheltered Housing

- I. On greenfield sites, developments of Age Restricted/Sheltered Housing or similar housing included in Policy H1, will provide not less than 30% new dwellings as affordable housing;**
- II. On brownfield sites, developments of Age Restricted/Sheltered Housing or similar housing included in Policy H1, will provide not less than 25% of new dwellings as affordable housing;**

Assisted Living/Extra Care Housing

III. On greenfield sites developments of Assisted Living/Extra Care Housing, or similar housing included in Policy H1, will provide not less than 12% of new dwellings as affordable housing.

IV. On brownfield sites developments of Assisted Living/Extra Care Housing or similar housing included in Policy H1, will provide not less than 7% of new dwellings as affordable housing.

- c) Providing an off-site contribution in lieu of an on-site contribution will only be supported where there are clear advantages or overriding reasons for doing so and the off-site contribution is preferable in terms of achieving housing and planning objectives and will contribute to the objective of creating mixed and balanced communities. In these circumstances, proposals will be expected to make a financial contribution equivalent to the on-site provision.**
- d) Development proposals that seek to provide a lower level of affordable housing contribution, either on or off site, will not be acceptable unless it can be clearly demonstrated that exceptional circumstances exist which justify a reduced affordable housing contribution. In such exceptional circumstances, the local planning authority will look to maximise provision of affordable housing having regard to the circumstances of individual sites and scheme viability. Developers will be expected to conduct negotiations on a transparent and 'open book' basis. The local planning authority will apply vacant building credit in all appropriate circumstances, in accordance with the NPPF and the PPG and will reduce on-site and/or financial contributions accordingly.**
- e) Affordable housing will also be provided by:**
 - I. supporting registered providers in bringing forward developments of**

100% affordable housing within Tiers 1 to 5 of the spatial strategy, in accordance with Policy SP4;

II. supporting in principle, the release of rural exception sites and

III. supporting registered providers in the repair, alteration and improvement of the existing affordable housing stock and the re-use of empty homes.

- f) The size, type and tenure of affordable units will be expected to reflect the most up-to-date evidence of affordable housing needs, from the Council's latest Strategic Housing Market Assessment and any other robust and up to date evidence of local housing need. Affordable housing contributions should comprise either social or affordable rent tenures as well as intermediate tenure types. The 2017 Craven District Strategic Housing Market Assessment indicates that this currently should be between 15% to 25% intermediate types and 75% to 85% social or affordable rent tenures.**
- g) Affordable housing contributions will be sought from proposed developments that are phased or are brought forward in a piecemeal fashion and where the total combined, or 'holistic' development exceeds the relevant threshold.**
- h) The provision of affordable housing will be secured via a planning obligation (section 106 agreement). The obligation will seek to ensure that affordable dwellings are maintained in perpetuity for households in affordable housing need or that the affordable housing subsidy is recycled.**

Rural exception sites

- i) Proposals for 100% affordable housing developments outside the main built up area of Tiers 2 to 5 settlements will be supported where:**

- I. the development will help to meet but not exceed proven need in the parish or a combination of parishes, as appropriate; and**
 - II. the site is small and is physically and visually well related to the settlement; and**
 - III. provision is made for the affordable units to be maintained in perpetuity for households in affordable housing need or for the affordable housing subsidy to be recycled.**
- j) Market housing on proposed rural exception sites will only be allowed where it can be demonstrated that:**
- I. the market housing is essential to enable the delivery of the affordable housing by a registered provider and delivery of an appropriate mix of affordable dwelling types and tenures to reflect need in the local area; and**
 - II. the proposed market dwellings represent no more than 30% of the total number of dwellings proposed on the site and are the minimum number required to achieve viability in the absence of any public subsidy or with reduced public subsidy, and**
 - III. the developer has submitted an ‘open book’ viability assessment which shows that:**
 - i) aspirational land values have not been used to justify a higher proportion of market value units, and**
 - ii) viability has been based on reasonable land values for a rural exception site.**

GYSIES, TRAVELLERS, SHOWMEN AND ROMA

- 6.26 The local plan aims to address the local housing requirements of all communities, including Gypsies, Travellers, Showmen and Roma who live in or travel through the plan area. In doing so, the local plan will contribute to the overarching national aim of ensuring fair and equal treatment for travellers, in a way that facilitates their traditional way of life, whilst respecting the interests of settled communities.
- 6.27 Policy H3 aims to maintain an adequate supply of sites to meet the housing requirements of Gypsies, Travellers, Showmen and Roma within Craven through safeguarding existing supply and supporting extensions to existing sites or new sites to meet newly arising need.
- 6.28 The District Council has a duty to provide official sites to accommodate Gypsies, Travellers, Showmen and Roma. An independent traveller needs survey and report was published in February 2013 followed by a technical note relating to Gypsy and Traveller Household Formation and Growth Rates in March 2015. This evidence is supplemented by information gathered by the Council on a regular basis, including the department of Communities and Local Government (DCLG) Bi-annual Caravan Count and the Council's Environmental Services & Housing Records of Unauthorised Encampments.
- 6.29 The evidence concludes that there is no evidence of a requirement for a public site in Craven and found no evidence of any deficiencies in service provision for any of the Gypsy & Traveller families within Craven. The report also concluded that there is no evidence of a requirement for any extra provision for showpeople throughout Craven. It is not proposed in the local plan therefore to make a specific allocation of land for a public site for the Gypsies, Travellers, Showmen and Roma community and it is considered that a criteria based policy is appropriate to deal with any unforeseen private need arising during the plan period.

- 6.30 There are traditional, informal stopping-off points used by travellers en-route to and from the Appleby Horse Fair (held during the first week of June), which provide for the temporary needs of gypsies and travellers passing through the area. Whilst the current evidence concludes that more formal arrangements—such as the development of permanent transit sites—are unlikely to be justified or necessary, there may be opportunities for travellers, the district council and parish councils to collaborate on better management of temporary stop off sites. Alternatively, local communities may wish to consider the opportunities offered by neighbourhood planning, including the possibility of designating land and setting local policies for a transit site within a Neighbourhood Plan.
- 6.31 Policy H3 addresses specific design principles that should be met by all new sites. Achieving good quality design is central to government guidance for housing and this applies equally to accommodation for Gypsy, Travellers, Showmen and Roma. The Government has published good practice guidance relating to the design of Gypsy and Traveller pitches (Designing Gypsy and Traveller Sites – Good Practice Guide or its replacement) which should be considered by applicants when applying for planning permission or any subsequent or relevant guidance.
- 6.32 Whilst the existing housing requirements of Gypsies, Travellers, Showmen and Roma are currently being met on privately owned sites, this could change over time and the need to identify and allocate new sites could arise in the future. Therefore, the existing and future housing requirements of this community will be kept under review using the best and most up-to-date evidence available.

POLICY H3: GYPSIES, TRAVELLERS, SHOWMEN AND ROMA

The housing requirements of Gypsies, Travellers, Showmen and Roma will be met by maintaining an adequate supply of private sites to occupy, in line with current evidence of existing and future need.

Development of a site within the existing established supply of private sites for any other purpose will be refused, unless:

- a) Current evidence shows that the site is not needed; or**
- b) The development proposal makes provision for an equivalent replacement site of an equal or better standard.**

Extensions to existing private sites or entirely new private sites (including temporary, permanent or transit sites) will be supported to meet existing need and where there is evidence of newly arising need, and where:

- c) Occupiers of the site would have access to employment, local services and facilities, including public transport, shops, schools and health care provision;**
- d) The site is of sufficient size to provide a good residential environment for future occupiers, in terms of design, layout, spacing, provision of facilities, and amenity space; has good and safe access to the public highway and adequate space within the site for the parking and turning of vehicles;**
- e) The site provides opportunities to reflect traditional lifestyles i.e., allowing travellers to live and work from the same location, contributing to sustainability;**
- f) The site is or can be connected to all necessary utilities and infrastructure including mains water, electricity supply, drainage, sanitation and provision is made for the screened storage and**

collection of refuse, including recyclable materials;

- g) The proposal and neighbouring land uses can satisfactorily co-exist and the proposal relates well in scale and location to existing neighbouring occupiers;**
- h) Occupiers of the site and their belongings are not exposed to unacceptable environmental conditions including flood risk; and**

Any potential impacts on the environment can be avoided or adequately mitigated and have regard to the requirements relating to protecting the natural and built environment set out in other relevant local plan policies.

SECTION 7: ECONOMY

EMPLOYMENT AND ECONOMIC DEVELOPMENT AND SAFEGUARDING EMPLOYMENT AREAS

- 7.1 The local plan sets out a strategy for delivering sustainable forms of development across Craven. In particular, Policy SP2 provides an overview of the overall approach taken with regard to securing and facilitating economic growth in Craven over the period to 2032. Policy SP2 identifies land requirements to accommodate future growth in particular. That is not to say that the needs of current employers and businesses are ignored. Providing a policy context that supports economic growth, retention of sites and premises, and promotes economic diversity are key components of the local plan. Policies EC1 and EC2 provide such a context, particularly for uses that fall within 'B' classes of the Use Classes Order.
- 7.2 The NPPF is clear in that planning policy should not impede economic development/employment uses. Paragraphs 18-22 are of particular significance and set out the need to plan proactively to meet development needs, whilst avoiding long term protection of allocated sites where there is no prospect of them coming forward for development. Paragraph 28 of the NPPF is also applicable to rural areas in that it provides a positive context that seeks to facilitate rural economic prosperity.
- 7.3 The Employment Land Review (March 2017) provides further context. This shows that, in Craven, there is a high level of economic activity, and low levels of unemployment and deprivation. The study also shows however that wages are below average, and that Craven is a net exporter of labour. Providing a policy context that safeguards, supports and enhances economic activity is an important part of the local plan.
- 7.4 Policy EC1 sets out a positive context within which proposals for economic/employment uses are considered. The policy seeks to facilitate the delivery of economic development and employment proposals through a criteria based policy approach that enables the delivery of

economic/employment related development in the right locations, within the context of Policy SP2 and the spatial strategy – Policies SP5 to SP11. As such economic/employment related development will be appropriately located to avoid emissions arising from industry and infrastructure affecting sensitive land uses including residential developments, hospitals, hotels, motels, hostels, caravan parks, schools, nursing homes, child care facilities, shopping centres, playgrounds, and some public buildings

- 7.5 It is fully recognised that some employment generating uses require specific locations within which to operate and would fall outside of land traditionally identified for employment uses. Policy EC1 allows for this in appropriate circumstances.
- 7.6 To retain a choice of employment sites and locations in Craven, where land and/or premises are in employment uses, policy sets out a presumption that these locations will be retained in employment generating uses. Policy EC2 sets out the approach to safeguarding employment land and premises. The policy articulates the presumption in favour of the retention of land and premises in employment uses. This is to ensure that there is adequate choice of sites available to accommodate a range of employment generating uses.
- 7.7 It is though, recognised that there will be circumstances where it will not always be appropriate or desirable to retain sites and premises in employment generating uses. For example, there may be ongoing amenity issues for occupiers of neighbouring properties from existing industrial uses that cannot be mitigated, or the road network or access serving the employment use may be unsuitable for the continued use of the site for employment uses. Such matters would need to be demonstrated as part of a planning application submission. Policy EC2 sets out circumstances where non employment generating uses on sites and premises currently in employment uses may be considered appropriate and/or acceptable.

- 7.8 The setting of a planning policy context that facilitates economic/employment growth, whilst also allowing for alternative uses in appropriate circumstances is a key tool in facilitating economic growth and achieving wider local plan objectives. It is within that context that the following policies EC1 and EC2 are set.

POLICY EC1: EMPLOYMENT AND ECONOMIC DEVELOPMENT

Proposals for employment/economic development in existing employment areas (Policy EC2), on land allocated for employment/mixed use (Policies SP5 to SP11), or within the main built up area of Tier 1 to 5 settlements, as defined in Policy SP4, will be supported subject to compliance with the following criteria:-

- a) The proposal will not give rise to adverse amenity effects on sensitive uses that cannot be mitigated adequately;**
- b) Traffic generated as a result of the proposal being satisfactorily accommodated in the surrounding highway network;**
- c) The proposal not adversely affecting the significance of natural environmental assets, designated heritage assets and open space provision and accords with the provisions of Policies ENV1, ENV2, ENV4, ENV5, ENV6, ENV7, ENV8, ENV10 and ENV11;**
- d) The proposal being adequately served by communications infrastructure i.e. broadband, where possible; and**
- e) The proposal being of a design that accords with the provisions of Policy ENV3.**
- f) The proposal accords with any other relevant policies in the local plan**

Elsewhere proposals for employment/economic development will be supported where they meet criteria a) to f) above and it can be clearly demonstrated that:-

- g) There are no allocated sites or existing employment areas available in the**

settlement or the nearest Tier 1 to Tier 4 settlement that could accommodate the proposal; or

- h) The proposed activity requires a specific location in which to operate adequately; or
- i) The proposal will help deliver specific aims and objectives of the York, North Yorkshire and East Riding Local Economic Partnership (LEP) or the Leeds City Region LEP; or
- j) The proposal will benefit the rural economy in accordance with Policy EC3.

POLICY EC2: SAFEGUARDING EXISTING EMPLOYMENT AREAS

In order to ensure that there is an adequate supply of employment locations in Craven for 'B' Class Uses, sites currently in 'B' class uses and sites identified on the policies inset map as: existing sites and premises in 'B' Class use in existing employment areas, and: sites with extant commitments for 'B' Class Use, will be safeguarded from non 'B' Class uses unless:-

- a) The development proposal makes equivalent compensatory provision of employment land/premises to an equivalent or better standard; or
- b) It is demonstrated that there is no reasonable prospect of the site being retained, reused or redeveloped for a 'B' Class employment generating use; and
- c) The proposed new use is compatible with surrounding uses, and will not result in adverse effects to new and existing occupiers that cannot be adequately mitigated.

Existing live/work units in the plan area will be safeguarded from changes to non-employment uses unless proposals meet the requirements of criterion f) of Policy EC3: Rural Economy.

Broughton Hall Estate and Business Park provides opportunities for both 'B'

Class employment and tourism development. Existing 'B' Class employment uses in this location will be safeguarded under this policy and proposals for tourism development will be supported, in principle, in accordance with Policy EC4: Tourism.

RURAL ECONOMY

- 7.9 The local economy reaches beyond Craven's towns and their industrial estates—extending into the countryside and even the remotest of rural locations. Farming, industry, tourism, culture, transportation, shops, pubs, community services, small businesses, self-employment and so on, all contribute to a rural economy that helps to maintain the vitality and viability of the countryside, the quality of its landscapes and villages, and the sustainability of rural life. The contribution traditional farming and agricultural practices have made and continue to make to the rural economy of Craven is recognised. This policy aims to support all types of economic activity that contribute to Craven's rural economy, provided they meet the requirements of Policy EC3.
- 7.10 Economic activity in rural areas has many things in common with economic activity in towns or anywhere else, but the opportunities available, the barriers encountered and the concerns of those involved can be quite different. Rural locations can provide their own unique type of business opportunities, but they can impose limitations and restrictions, too, including the potential negative impact of development on the character of the countryside, the relatively poor transport links and broadband connections available in some locations. Opportunities currently exist to deal with the lack of broadband through the Superfast North Yorkshire Broadband Project (SFNY). The Super-Fast North Yorkshire Broadband Project has been completed which brings superfast broadband to 89% of the county's homes and businesses. SFNY is currently delivering Phase 3 to further extend

superfast coverage. This will allow businesses to grow in rural locations throughout Craven.

- 7.11 The following policy aims to acknowledge the rural situation and its particular set of circumstances. It takes a positive stance and looks to encourage growth in the rural economy by supporting proposals for sustainable development, by broadening the scope for and increasing the variety and diversity of economic activity in rural areas, and by 'not getting in the way' of enterprise and innovation that offers economic, environmental, cultural and social benefits to local communities. The policy is intended to be flexible and adaptable so that it can respond to different needs within the rural economy, new opportunities that may arise in the future and changes in the rural economy over time.
- 7.12 New opportunities are likely to arise in farming, land management and support services, and in the use of farmland and buildings for things other than agriculture, for example green technology, renewable and low-carbon energy, flood management and related areas of research are potential areas of growth. Sustainable tourism projects will continue to be important; there may be further opportunities for combined living and working in rural areas; and local firms will wish to grow and expand. This policy supports the rural economy by recognising the contribution that existing live/work units make to the rural economy.
- 7.13 For the purposes of Policy EC3, live/work units are defined as buildings of sufficient size to accommodate a genuine business use and that any residential accommodation will be ancillary to that use. Proposals for substantial residential accommodation with a token area given over to business use will be considered to be residential development and be subject to the requirements of Policy SP4 and will therefore fall outside the scope of Policy EC3. The proposal must relate to an employment use which is designed so that it can be used independently of the dwelling space (so that employment potential is not restricted only to occupants of the dwelling

space). The occupancy of the living space will be restricted to a person directly involved with the business being operated. The exact ratio of employment to residential space and restrictions relating to the occupancy of the living space will be specified by conditions attached to any planning permission as appropriate. The continued use of existing live/work units will therefore be supported. The conversion of existing live/work units to other uses will be supported provided it can be demonstrated, through robust marketing evidence, that the existing live/work unit is no longer required or that there is no reasonable prospect of it being used for its intended purpose in the future. Marketing evidence must substantiate a robust conclusion that every reasonable attempt has been made to secure a suitable business reuse, that the building is no longer suitable for commercial activity or that it is no longer required by other occupiers.

- 7.14 Craven's landscape, heritage, culture, quality of life and overall success depend on a living and working countryside, and on economic development that preserves and enhances these qualities, whilst bringing greater prosperity to local communities.

POLICY EC3: RURAL ECONOMY

Craven's rural economy will be supported, so that it may grow and diversify in a sustainable way to provide long term economic, environmental and social benefits for local communities. This will be achieved in the following ways:

- a) Enabling enterprise, welcoming innovation and supporting economic development proposals that will benefit the local economy, environment and quality of life, including culture and community proposals;**
- b) Recognising opportunities to use farmland and farm buildings in new and different ways to support individual farm businesses and to diversify the wider rural economy;**
- c) Helping existing and new rural businesses, including tourism related**

businesses to succeed, grow and expand, by working with them co-operatively and proactively, so that development proposals can be supported wherever possible;

- d) Enabling farm, forestry and other land-based businesses to build the new and replacement buildings and infrastructure they need to function efficiently, including dwellings where they are fully justified on functional and financial grounds;**
- e) Acknowledging the potential social, economic, environmental benefits of reusing existing buildings by supporting proposals for their conversion, including to employment use or live/work units, providing opportunities for people to live and work locally.**
- f) Supporting the continued use of existing live/work units for the valuable contribution they make to the rural economy. The conversion of existing live/work units to other uses will be supported provided it can be demonstrated that there is no reasonable prospect of the live/work unit being re-used.**

Proposals of the type described above will be supported provided they accord with all relevant local plan policies and any relevant neighbourhood plan policies, and will help to achieve sustainable development.

TOURISM

7.15 Tourism is the broad term applied to the range of activities, businesses and services that people enjoy whilst visiting Craven. The economy that has built up around tourism is now a substantial and important part of the area's overall economy and quality of life.

7.16 The boost that tourism and visitors provide is seen in the success of Craven's market towns as local places for shopping, culture, leisure and business. Tourism also helps in the understanding and appreciation of Craven's natural environment, heritage and culture, which, in turn, helps to

conserve these resources for future generations. Supporting sustainable tourism is therefore an important aim of the local plan and will help to secure a thriving economy, vibrant town-centres, cultural experiences, active recreation, rich biodiversity, beautiful landscapes and well-preserved historic places, which will be both attractive to visitors and beneficial to local communities.

Destinations, visitor accommodation and activities

- 7.17 The local plan aims to support both established and aspiring tourist destinations that wish to develop and become better and more successful. Those wishing to offer a wider choice of accommodation or activities, which create appeal, interest and enjoyment for visitors, will be supported; and proposals to develop new ideas and opportunities, in a sustainable way, will be encouraged.

Synergies, commitments and key locations

- 7.18 Tourism businesses may combine well with other businesses in non-tourism sectors. Both can provide a draw, add interest and vitality, and provide facilities and services that may be of wider appeal beyond their respective customer base. Similarly, individual businesses may benefit from integrating tourism and other sectors within their own hybrid operation. The local plan therefore recognises and supports opportunities to secure knock-on benefits from locating tourism and other forms of business together — this is referred to as “synergies of co-location”.
- 7.19 In addition to giving broad encouragement and support to sustainable tourism across the plan area, the local plan also establishes two specific tourism designations: a Tourism Development Commitment and Key Locations for Tourism Development. Land designated as a Tourism Development Commitment already benefits from planning permission and is described in paragraph 7.20. The eight Key Locations, which are described

in paragraphs 7.21 to 7.35, offer particularly good opportunities for sustainable tourism and for harnessing synergies of co-location.

7.20 Tourism Development Commitment. Land designated as the Tourism Development Commitment is located to the west of Hellifield and is outlined by a red dashed line in Diagram EC4B. This land benefits from extant planning permission for construction of a rural environmental centre comprising tourism, exhibition, training, equestrian and livestock buildings, a hotel and nature conservation area⁴⁷. However, the extent of operational development (buildings etc.) allowed by the planning permission is limited to three areas within the red dashed line and identified by grey hatching in the diagram, with most of the land remaining as fields, a nature conservation area, open public space and a grass car park. Designation of the Tourism Development Commitment recognises the extent of operational development already approved and related Policy EC4B sets out the Council's approach to proposals for alternative development, which may come forward in the future. Such proposals will be supported, in principle, provided that they promote sustainable tourism and fully address important matters of landscape, heritage, local character and appearance, archaeology, biodiversity, local green space and public rights of way, in accordance with local plan Policies ENV1, ENV2, ENV3, ENV4, ENV10 and ENV12.

7.21 Bolton Abbey/Bolton Abbey Station. Bolton Abbey is a place of multiple significances. Bolton Priory has historical value as an Augustinian foundation dating back to 1151, built and altered over time which has the potential to yield evidence about past human activity. It also has high aesthetic value as a piece of architectural design: the ruined east end is of exceptional quality and a rare example in Yorkshire of late C14 architecture at its most refined. However, it is the wider relationship of the Priory with its landscape setting

⁴⁷ On 11th January 2000, conditional outline planning permission was granted for construction of Hellifield Rural Environmental Centre (decision no. 5/42/149/C). The outline permission was renewed on 10th February 2003 (decision no. 42/2002/2763), reserved matters were approved on 20th September 2005 (decision no. 42/2005/5082) and works to implement the permission were subsequently carried out.

that gives this place its greatest significance. Together they form a famous landscape, an icon of the Picturesque and Romantic Movements of the latter part of the 18th and into the 19th centuries, which valued the Priory ruins in its landscape setting for its fortuitous aesthetic effect. The association of Bolton Abbey with the Romantic Movement and the area's later accessibility to major populations in the industrial centres of the West Riding led to the development of the site as a tourist destination. The railway arrived at Bolton Abbey Station in 1888. On one August Bank Holiday in the 1890s the railway brought over 40,000 people to Bolton Abbey. The site became and remains a popular destination for tourists, generating a strong communal value expressed in the continuing appreciation by the public for this place, which is one of the most visited sites in Yorkshire and plays a significant role as a gateway to the Yorkshire Dales National Park.

- 7.22 Bolton Abbey is also a Tier 4b settlement (villages with basic services bisected by Yorkshire Dales National Park boundary) within the Local Plan's Spatial Hierarchy. It is similarly recognised as a service village in the adopted Yorkshire Dales Local Plan (2016). It comprises land at Bolton Abbey village and Bolton Bridge, and provides a range of services to its community and those of smaller related settlements nearby in the National Park.
- 7.23 However, several issues at the Bolton Abbey Core Visitor Area⁴⁸ (all of which is owned by the Bolton Abbey Estate) diminish both the visitor offer concerned and the ability of the Bolton Abbey Estate to support its ongoing programme of environmental management and architectural conservation. The Bolton Abbey Estate has identified these issues as follows: no play facilities for children of different age groups; no sense of arrival; vulnerability

⁴⁸ A map showing the boundary of the Bolton Abbey Core Visitor Area (CVA) is provided in the Bolton Abbey Development Options Appraisal Study (BADOAS), which has been prepared by the Bolton Abbey Estate in liaison with local and external stakeholders. The CVA extends from Bolton Bridge to Barden Bridge, includes Bolton Abbey Station and is bisected by the boundary of the Yorkshire Dales National Park. That part of the CVA falling within the Craven Local Plan area is shown on the Policies Map (Inset Map No. 24). The BADOAS has been incorporated into the Local Plan evidence base and supports Local Plan Policies EC4 and EC4A.

of visitor operations to bad weather and school holidays; little secondary spend by visitors; major planning constraints; high maintenance costs; increased competition; services at risk; staffing problems due to high house prices; very limited choice of visitor accommodation in the immediate area.

- 7.24 In seeking to address these issues, the Bolton Abbey Estate has identified eight potential development zones within the Core Visitor Area, two of which are located partly within the Craven Local Plan area at Bolton Abbey and Bolton Bridge. The Bolton Abbey Estate has liaised with local and external stakeholders on their proposals for mixed use tourism led development including the District Council, the Yorkshire Dales National Park Authority, and Historic England (which supports in principle the provision of development of an appropriate scale, intensity and mix of uses in Bolton Abbey village, Bolton Bridge and other parts of the Core Visitor Area in the long term).
- 7.25 The Bolton Abbey Estate proposals refer mainly to tourism-led development to support and diversify visitor operations at Bolton Abbey, improving cycling and walking infrastructure and providing facilities such as a farm shop and eating / drinking establishments, which will also benefit the local community. In addition, the Bolton Abbey Estate wishes to pursue other forms of development to accord with policies elsewhere in the Local Plan, including for example small scale housing development and rural office development.
- 7.26 Tourism led mixed use development at Bolton Abbey has the potential to boost the tourism economy of the area and achieve the synergies of co-location with other business and commercial development to provide for significant high value employment opportunities in accordance with Policy EC4 of the Local Plan, but this must be achieved without harm to the important and significant historic, ecological and landscape assets of this special place.
- 7.27 However, the Council has not allocated specific sites at Bolton Abbey for two reasons. Firstly, the Council considers that a comprehensive strategy and

development masterplan must be prepared for the area which: takes into account the heritage, ecology and landscape sensitivity of the area; considers the fact that the National Park boundary runs through Bolton Abbey village and Bolton Bridge; involves Historic England, the Yorkshire Dales National Park Authority, Natural England, the District Council and other stakeholders as appropriate. Secondly, it considers that there is a need to establish the potential impact of detailed proposals (for uses such as a play barn, farm shop, play area, pub, housing, visitor accommodation, cycling hub, offices and biomass boiler) before confirming the use of land for a particular purpose.

- 7.28 The local plan therefore includes a related policy to EC4 (EC4A), to support sensitive and sustainable tourism-led, mixed-use development at Bolton Abbey, in the general locations identified at Bolton Abbey and Bolton Bridge (see Policies Inset Map No.24), subject to a comprehensive strategy and Masterplan for the Core Visitor Area to the satisfaction of itself and the Yorkshire Dales National Park Authority (as local planning authorities) and in consultation with other key stakeholders, including, Historic England, Natural England and the Environment Agency. Development proposals will be expected to accord with the principles of the Masterplan and development proposals which would prejudice the delivery of the related strategy for the Core Visitor Area will not be permitted.
- 7.29 **Broughton Hall Estate.** This is a key location that has successfully integrated tourism, business, heritage and landscape over many years – tapping in to the synergies of co-location and creating a place of unique character and appeal. This achievement and the location’s potential for continued sustainable growth and enhancement are recognised in its designation.
- 7.30 **Ingleton – viaduct area.** Ingleton’s grade II listed former railway viaduct is a significant heritage asset, which contributes to the character and appearance of the adjoining conservation area. At present, the viaduct is inaccessible, but

has the potential to become an elevated public walkway and the centrepiece of wider proposals to enhance the local tourist economy and historic environment.

- 7.31 **Gargrave – canal area.** The Leeds & Liverpool Canal is a significant heritage asset and its moorings, towpath and grade II listed bridges and locks add to Gargrave’s attractiveness to visitors. Proposals that would help to enhance the canal’s significance and attractiveness, its role in the local economy and the range of canal-side facilities currently on offer will be supported in principle.
- 7.32 **Skipton – canal and railway station area.** Skipton’s busy and popular grade II listed railway station is an important gateway to the town, but its facilities, surroundings, accessibility and relationship to the town centre could be improved. The Leeds & Liverpool Canal, which is just a short walk to the north, is a significant heritage asset within the Skipton Conservation Area and is popular for its moorings and events. The canal towpath also provides an attractive pedestrian and cycle route to the town centre, Aireville Park and beyond. This part of the town has been designated as a key location to highlight the area’s potential and to encourage proposals that will support the local economy, improve accessibility, enhance the visitor experience, conserve heritage assets and create a better townscape.
- 7.33 **Bentham – railway station area.** High Bentham has a significant number of undesignated heritage assets and the potential for conservation area designation. Its attractiveness as a tourist destination and gateway to the Forest of Bowland Area of Outstanding Natural Beauty are reinforced by its railway station on the “Little North Western” line, which is supported by a community rail partnership. The station is located in an area of town where space and opportunities for growth are less constrained than in the historic and tightly built centre immediately to the north. This greater potential is recognised in the area’s designation as a key location and proposals will be

supported, in principle, where they would enhance the town's attractiveness to visitors, support the local economy and conserve heritage assets.

- 7.34 **Hellifield – railway station area.** The grade II listed Hellifield Station marks the southernmost extent of the Settle-Carlisle Conservation Area, which follows the route of the popular, scenic and historic railway. The Yorkshire Dales National Park is to the immediate northeast, the Tourism Development Commitment is to the southwest and areas around the station buildings are mainly operational land. In this key location, appropriate proposals to develop facilities and services and to enhance linkages and relationships with the surrounding area will be supported in principle.
- 7.35 **Embsay – railway station area.** The Embsay and Bolton Abbey Steam Railway intends to extend its operations to Skipton railway station where former platforms 5 and 6 would be brought back into use. This and other appropriate enhancements to services and facilities could make a significant contribution to sustainable growth in tourism at each of the three key locations involved – Embsay, Bolton Abbey and Skipton – and will be supported in principle.

Rural and countryside areas

- 7.36 Tourism naturally extends beyond Craven's main settlements and the local plan therefore supports sustainable tourism in more remote locations — to do otherwise would be to unfairly restrict economic, environmental and social opportunities, and to hinder growth and diversity within the rural economy. Proposals for tourism development that will result in improved biodiversity and green infrastructure, and better facilities for rural communities, will be particularly welcomed. Wildlife activities or 'Nature Tourism' will be encouraged and supported, in principle, in both rural and urban areas.

Community benefits

- 7.37 A sustainable approach to growth in tourism will ensure that benefits to the economy, environment and quality of life are felt as broadly as possible,

including within local communities. Part of this will be to attach appropriate community use agreements to planning permissions for tourism development, where this will improve the availability of community facilities in the local area. Communities will also be supported in bringing forward their own sustainable tourism projects through neighbourhood planning.

7.38 Local strategies and action plans

Local business organisations, such as Chambers of Trade and Business Improvement Districts (BID), are active in promoting business, services and activities in their areas. Supporting tourism is a vital component of their work and this is reflected in strategies and action plans being pursued across the district⁴⁹. Local business organisations will therefore be supported in their efforts to promote sustainable tourism.

Public transport, walking and cycling

- 7.39 The local plan aims to connect tourism development to the public transport network and to promote walking and cycling, in the interests of sustainability, health and well-being. Several key locations and the tourism development commitment have been identified as offering particular opportunities to further these aims. Policy SP2: Economic Activity and Business Growth supports enhanced connections across the public transport network, including the Skipton to Colne railway line, which offers opportunities to promote sustainable travel to Craven destinations and, therefore, sustainable tourism.

Sustainable development

⁴⁹ Skipton BID funds projects, events and other activities to ensure that the town remains the ideal place in which to work, visit, shop and live. Settle & District Chamber of Trade is developing a live business plan supported by a vision, objectives and actions including a website, visitor signage and cultural facilities. An Action Plan for Ingleton sets out a number of key improvements for the village and has been prepared by Craven District Council, Ingleton Parish Council, Ingleton & District Tradespeoples' Association and Ingleton Rural Community Association.

- 7.40 The local plan's general support for tourism does not mean support for any tourism-related development proposal that may come forward. Individual proposals will need to accord with other relevant local plan policies, promote relevant plan objectives and achieve sustainable development overall.

POLICY EC4: TOURISM

Tourism will grow in a sustainable way, so that it helps to improve the economy, environment and quality of life. Such growth will be achieved by:

- a) Enabling established destinations to become even better through the development of new and improved facilities;**
- b) Helping up-and-coming destinations to establish themselves and become successful;**
- c) Recognising opportunities to bring tourism into new areas that have untapped potential, including new types of activity and new destinations;**
- d) Acknowledging the range of sporting, recreational, cultural, arts, wildlife and leisurely activities that people may wish to engage in as tourists;**
- e) Ensuring that tourism development provides easy access to the network of public transport services, footpaths and cycle routes (including canal towpaths) in the area and, wherever possible, secures the improvement and expansion of that network;**
- f) Realising opportunities, where they arise, to secure additional knock-on benefits from placing tourism development and other forms of business and commercial development together in the same location, thereby achieving synergies of co-location;**
- g) Supporting, in principle, proposals for tourism development and for**

achieving synergies of co-location, in the following key locations for tourism development identified on the policies map;

Bolton Abbey/Bolton Abbey Railway Station

Broughton Hall Estate

Ingleton – viaduct area

Gargrave – canal area

Skipton – canal and railway station area

Bentham – railway station area

Hellifield – railway station area

Embsay – railway station area

- h) Ensuring that the benefits of tourism growth – to the economy, environment and quality of life – are felt as broadly as possible within local communities;**
- i) Securing appropriate community use of private facilities provided as part of tourism developments, including sports, leisure, recreational and cultural and arts facilities, shops and open spaces;**
- j) Encouraging and supporting communities and business organisations to promote sustainable tourism through Neighbourhood Plans and other local initiatives;**

Individual proposals that accord with the Council’s general approach set out in parts a) to j) above must also accord with all other relevant local plan policies and any relevant neighbourhood plan policies and must help to achieve sustainable development overall.

POLICY EC4A: TOURISM–LED DEVELOPMENT AT BOLTON ABBEY

The provision of sensitive and sustainable tourism-led, mixed-use development at Bolton Abbey will be supported within the Core Visitor Area indicated on the Policies Map (Inset Map No.24).

In particular, within the Core Visitor Area, the following mix of uses will be supported in principle subject to their scale, design, location, inter-relationships and cumulative impact upon the historic environment, ecology, flood risk and landscape character being acceptable:

- Tourism facilities, including but not limited to, farm shop, play barn and eating/drinking establishments;
- New build visitor accommodation;
- New infrastructure necessary to promote and improve cycling and walking;
- Limited residential development to provide staff accommodation and market housing, which conforms to policies elsewhere in the Local Plan;
- Limited commercial development, which conforms to policies elsewhere in the Local Plan.

Larger scale development will be restricted to the following general locations indicated on the Policies Map (Inset Map No. 24):

- Land including and surrounding the main village car park at Bolton Abbey village
- Land to the north-north-west of the B6160 / A59 roundabout at Bolton Bridge
- Land north of the highway spur (part of former A59) to the west of the B6160 at Bolton Bridge

A comprehensive strategy and Masterplan for the Core Visitor Area, including detailed development and design principles and a Landscape and

Visual Impact Assessment, shall be produced to the satisfaction of the local planning authorities in consultation with key stakeholders, including Historic England, Natural England and the Environment Agency. Development proposals will be expected to accord with the principles of the Masterplan and developments which would prejudice the delivery of the related strategy for the Core Visitor Area will not be permitted.

POLICY EC4B: TOURISM DEVELOPMENT COMMITMENT AT HELLIFIELD

Alternative sustainable tourism development will be supported on land at Hellifield identified as grey hatching on Diagram EC4B, provided that the following requirements are met:

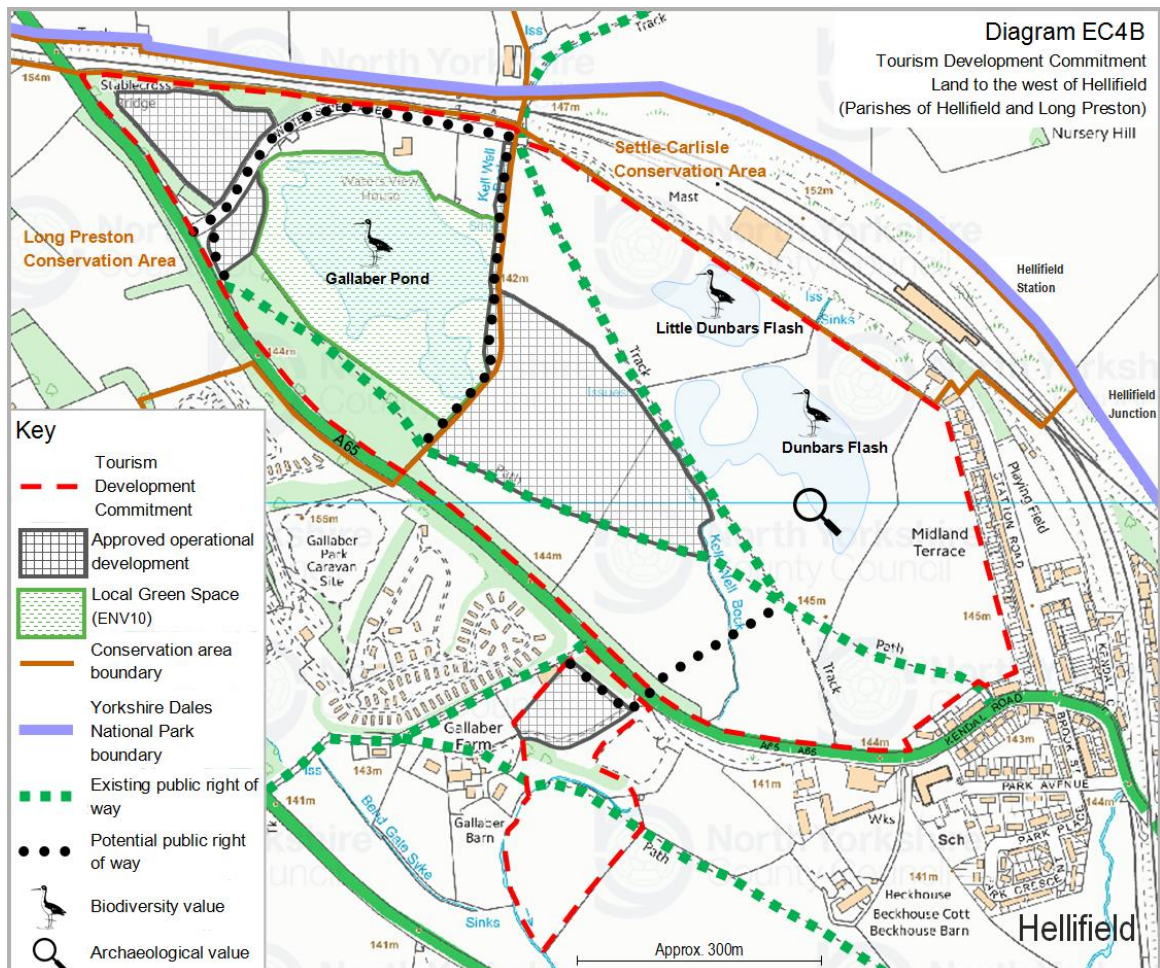
- I) Conservation of the landscape and of the setting and special qualities of the Yorkshire Dales National Park**
- II) Conservation of heritage assets, including archaeological remains, the Long Preston Conservation Area and the Settle-Carlisle Conservation Area**
- III) Conservation of biodiversity value**
- IV) Preservation or enhancement of Local Green Space, including its open character, local significance and value to the community**
- V) Preservation and enhancement of the existing public rights of way network**
- VI) Preservation or enhancement of the character and appearance of the local area.**

Proposals that include the development of non-designated land (shown in white on Diagram EC4B) for the purposes of sustainable tourism will be

supported in principle, provided that:

- i) the land adjoins an area identified by grey hatching on the Policies Map and Diagram EC4B; and
- ii) the amount of any such land is limited in scale compared to the amount of adjoining land identified by grey hatching; and
- iii) the proposal meets the requirements of I) to VI) above.

Individual proposals that accord with the Council's approach set out above must also accord with all other relevant local plan policies and any relevant neighbourhood plan policies.



RETAIL AND TOWN CENTRES

Town Centres in Craven

- 7.41 The historic character of market towns and villages in Craven present an attractive setting for retailing, business, commercial activity, leisure, culture and recreation that reinforces a competitive advantage, whilst building relationships with other centres in wider retail networks that lie beyond (but include) Craven. Recent experience and change highlights that the future context for retailing in town centres will be very different and centres will need to adapt to the changing policy and economic landscape. For Craven, historic shopping areas, streets and spaces are intertwined with the health and future trajectory of retail and commercial activities in market town and village centres.
- 7.42 In terms of retailing activity, the Retail and Leisure study (2016) identifies that in Craven, capacity for comparison retailing exists in all centres for the period to 2032 which could assist in clawing back potential expenditure to Craven, which otherwise would be leaked to centres outside of the area. The study also shows capacity for convenience retailing in Craven (particularly in Skipton) for the period to 2032, except for Settle. In Settle the study identifies no capacity for convenience retailing in the town for the period to 2032. Supporting and enhancing the health and vitality of centres is an important factor in supporting communities.
- 7.43 Our centres are part of local community identity and strong business identities. In particular, continued multiple town centre retail investment close to prime pitches in Skipton but with opportunities for lower rents away from primary frontage areas are likely to be appealing to independent retailers as a trade-off for lower footfall.

Craven Retail Hierarchy

- 7.44 The retail hierarchy for Craven is set out at Policy EC5 and centres in it will be resilient to, and not harmed by, retail and indoor leisure development

proposals elsewhere. Out of centre proposals in Craven that are larger than the thresholds set out in Policy EC5 will be required to demonstrate the degree of impact on the centres. This may include addressing impact on more than one of the centres depending on the location, scale and nature of the proposal. The scope and nature of an impact assessment will be determined at the time of application.

7.45 The hierarchy of retail centres accords with their size, function and capacity. Centres within the hierarchy may fall within different retail networks, which extend beyond the plan area.

7.46 The following retail hierarchy statements consider the role of centres identified in the retail hierarchy and links between them or the purpose of the hierarchy and levels within the hierarchy.

7.47 Level 1 - Skipton Town Centre

- The primary retail location for Craven that is also attractive to visitors from outside the district, and as a gateway to the Yorkshire Dales;
- Limited current available capacity to accommodate additional growth;
- Historic townscape and dense residential and rural greenspace surroundings;
- Attractive natural and historic waterside environments within the town centre.

7.48 Level 2 - Settle Town Centre

- A secondary retail location for Craven that serves primarily the immediate hinterland whilst also acting as a gateway to the Yorkshire Dales;
- The compact 17th century core is centred on the market square around the Town Hall and the Shambles and is surrounded by narrow lanes and

backyards leading off Kirkgate, Duke Street and Constitution Hill (source: parish profile);

- Located in the northeast of the compact town beneath limestone crags of the adjacent Yorkshire Dales National Park.

7.49 Level 3 - Bentham Town Centre

- A local centre that serves primarily the day to day needs of residents whilst also offering a number of higher order services that serves a wider hinterland.
- A working town feel with an auction market within the town centre and manufacturing plants on the fringe of the town centre.

7.50 Level 3 - Main Street, Cross Hills

- A local centre that serves primarily the day to day needs of residents whilst also offering a number of higher order services;
- The location of the centre astride the A6068, a well trafficked thoroughfare, detracts from the attractiveness of Cross Hills as a destination retail centre serving a greater than the day to day retail needs of residents.

7.51 Level 4 – Ingleton

- A local centre that serves primarily the day to day needs of residents whilst also offering a number of services aimed at the tourist economy;
- There is an element of potentially competing convenience retail provision on the A65 New Road.

Challenges and Opportunities

7.52 The assessment of the key characteristics of each centre in the retail hierarchy presents a number of challenges to their future health and vitality. Arising from this, there are also opportunities for enhancement and to build upon/create the competitive advantages of the centres in question. These are summarised in Tables 5 and 6 below:

Table 5 - Key Settlement Specific Challenges

	Historic and dense layout limitations to continuous / circular high footfall routes	Competing retail development along nearby main through A road	Lack of available town centre / edge of centre sites for new build development	Historic buildings perceived as obsolete for some town centre uses	Environmental quality suffers from traffic movements and road layout
Skipton					
Settle					
Bentham					
Cross Hills					
Ingleton					

Table 6 -Key Settlement Specific Opportunities / Competitive Advantages

	Historic waterside recreation interactions with shopping areas	Extensive range of purposes for visiting or lingering	Underexploited trans Pennine passing trade potential	Appealing physical place by look and feel (eg: intertwined historic streets)	Interesting diverse mix of uses on distinct streets encourages footfall
Skipton					
Settle					
Bentham					
Cross Hills					
Ingleton					

Approach to Retail and Town Centres in the Plan

- 7.53 The ultimate goal of the plan is to secure sustainable long term growth that responds to the distinct evolution and change of the retail economy. The centres in the retail hierarchy will be supported and enhanced by development which strengthens their resilience to economic, social and technological change. This will be achieved by a flexible and positive planning policy approach to development including hybrid use of premises within the parameters of sustaining a majority retail use of primary frontages and being in keeping with their scale, historic character and dense residential surroundings.

Skipton

- 7.54 The Retail and Leisure study confirms that Skipton is the primary retail centre in Craven, and this is reflected in being identified at tier 1 of the town centre hierarchy. The policy approach supports and seeks to secure more effective land use within Skipton in defined areas for change as set out at Policy SP5. This approach will meet short and long term requirements for convenience and comparison retail floor space growth thereby enhancing the retail offer in the town. In a changing retail economy these areas present particular advantages and opportunities. Elements and projects will enhance:

- The perceived attractiveness of Skipton as a place in which to invest;
- Interactions with the market, public spaces, community events venues, waterside environments and a well balanced mix of diverse independent and multiple occupiers;
- Distinct retail, market, service, leisure, community, business, cultural, tourism and education functions that complement retail networks and promote customer choice, the range of purposes for using the centre and the experience of users;

- Successful and innovative business environments embracing new technology; property market churn and choice; and innovative and hybrid use of historic and perceived obsolete buildings to secure their viable and sustainable future;
- Opportunities for social interaction including the inclusivity of the evening economy, cultural events, public seating provision and a broader leisure economy catering for growth in young family, one person and elderly users of the centres;
- The distinct balanced mix of main town centre uses at ground floor level along primary shopping frontage with the majority of each primary frontage section on the local plan maps being in retail use.
- Attractive accessibility to and from the town and between elements within the centres, particularly for the mobility impaired, older persons, young families, cyclists and public transport users;
- An attractive, green and secure pedestrian environment and public realm that provides legible continuous main footfall pedestrian routes around the centre connecting and supporting elements within the centre, in particular focal point / buildings and distinct geographic features, and interactions between them.
- Effective car parking and traffic management;

7.55 Recent development at the rear of Skipton Town Hall has addressed a need for modern units suitable for the needs of multiple retailers. However in Skipton, the forecast additional need for 2,441 sq. m net new convenience retail floor space and 3,291 sq. m net new comparison retail floor space to 2032 does not account for commitments or recent developments since the completion of the Retail and Leisure Study in 2016. This is explicitly

referenced in the study and the assessed need should be viewed in this context. Residual need should be met first by those sites allocated under Policy SP5. The redevelopment of any car park areas in Skipton Town Centre area will need to consider whether it is appropriate to make compensatory provision for the potential loss of spaces as part of the proposal.

Elsewhere in Craven

- 7.56 Away from Skipton the Retail and Leisure study shows more limited capacity for retail development and this will primarily support service provision in the smaller market towns and villages; enable local people to meet their daily needs for shopping within walking distance of their homes, and meet demand for local produce. Notably the evidence shows no new capacity for convenience retailing in Settle for the period to 2032.

Town Centre Uses, Primary Shopping Frontages and the Role of Residential Development and Use in Town Centres

- 7.57 In line with the provisions of the NPPF, the policy approach taken in the plan supports and seeks to enhance the primarily retail function of town and settlement centres in Craven. This is achieved through the identification of primary shopping frontages in Skipton and wider town and settlement centres in Skipton, Settle, Benthams, Ingleton and Cross Hills which has been informed by evidence in the Retail and Leisure study. It is though, recognised that whilst the primary retail function of centres should be safeguarded, securing an appropriate balance of town centre uses including commercial, leisure, tourism, cultural, community and where appropriate residential uses is also an important factor in supporting and enhancing vitality in town centres in Craven.
- 7.58 In this regard residential use warrants particular comment. The policy approach seeks to secure and safeguard the retail, commercial and leisure functions of premises at ground floor level, particularly within primary

shopping areas identified in the plan. However above ground floor level, the nature and character of centres in Craven means that residential uses could support and underpin retail, community and commercial activity at ground floor level. This is particularly the case in the smaller centres where the concept of 'living above the shop' can be attractive to business owners and operators. In Skipton, the character of the town centre may limit the practicality or desirability of 'living over the shop'. However, the range of sites identified in the plan for a mix of town centre uses including residential uses under Policy SP 5 will allow for a mix and balance of uses in the town centre, including an element of residential.

Out of Centre Retail Proposals

- 7.59 The plan sets a context for supporting and promoting town centre uses in town centres. However, it is possible that proposals will come forward on identified and unidentified sites for retail uses in out of centre locations. Where this occurs, the impact of proposals on the health and vitality of town centres will need to be assessed and the plan sets floorspace thresholds as to the scale of proposals where an impact assessment will be required. The ultimate aim is to ensure that the health of retail centres is not adversely affected by out of centre retail proposals. It is within this context, that the following policies are brought forward.

POLICY EC5: TOWN, DISTRICT AND LOCAL CENTRES

Proposals for the ongoing enhancement and focus of town and village centres as locations for commercial, retail, leisure, cultural and community activity (town centre uses) will be supported in line with the following hierarchy:

Level 1 Town Centre – Skipton

Within the Primary Shopping Area, as identified on the policies map, the retail role and function of the area will be safeguarded to protect its vitality and viability. Changes of use from retailing (Class A1) to other uses will not be

permitted where this would lead to a significant adverse impact, either individually or cumulatively, on the vitality and viability of Skipton.

Elsewhere within the town centre, as identified on the policies map, the commercial, retail, leisure, cultural and community functions of Skipton will be safeguarded and enhanced. Proposals for town centre uses will be supported where they underpin and support the function of the centre.

Proposals for main town centre uses identified as part of the regeneration sites identified under Policy SP5 (site references SK139 and SK140) will be supported in principle, subject to meeting other relevant local plan policies, including the impact tests set out below where necessary.

Level 2 Town Centre – Settle

Within the town centre, as identified on the policies map, the commercial, retail, leisure, cultural and community functions of Settle will be safeguarded and enhanced. Proposals for town centre uses will be supported where they underpin and support the function of the centre.

Levels 3 and 4 District and Local Centres – Bentham, Cross Hills and Ingleton

Within the District and Local Centres of Bentham, Cross Hills and Ingleton, as identified on the policies map, proposals for main town centre uses will be supported where they underpin and support the commercial, retail, leisure, cultural and community functions of these District and Local centres and are commensurate in size and scale to the role and function of the centres

Retail Capacity

The following capacity by centre for comparison and convenience retailing as at February 2016 is presented in the table below. Development proposals will need to take account that circumstances may change as a result of commitments and implemented developments since February 2016 and the implications these may have on potential residual capacity.

Level	Town/Village centre	Comparison floor space requirement to 2032	Convenience floor space requirement to 2032
1	Skipton Town Centre	3,291 sq.m	2,441 sq.m
2	Settle Town Centre	650 sq.m	0 (-588) sq.m
3	Bentham District Centre	217 sq.m	474 sq.m
3	Cross Hills District Centre	83 sq.m	353 sq.m
4	Ingleton Local Centre	285 sq.m	389 sq.m

Proposals that make contributions to meeting the identified capacity will be supported, subject to compliance with other relevant plan policies.

Main Town Centre Uses Outside of Defined Town Centres

Proposals for main town centre uses in locations outside of defined town centres as identified on the policies map, will be required to demonstrate that there are no sequentially preferable locations that are available and suitable for the proposed development, and that the proposal will not result in a significant adverse impact on vitality and viability.

The following impact thresholds are applied in respect of retail, office and leisure use proposals in locations outside of defined town centres:

Level	Settlement centre	Floor Space Impact Thresholds (gross)
1	Skipton Town Centre	1,500 sq.m
2	Settle Town Centre	750 sq.m
3	Bentham District Centre	500 sq.m
3	Cross Hills District Centre	500sq.m
4	Ingleton Local Centre	250 sq.m

POLICY EC5A: RESIDENTIAL USES IN TOWN, DISTRICT AND LOCAL CENTRES

Skipton Primary Shopping Area

Within the primary shopping area (PSA) of Skipton, as identified on the policies map, the primarily retail function of this area will be safeguarded and protected. Within the PSA of Skipton, proposals for residential use at ground floor level will not be permitted where this would lead to a significant adverse impact on vitality and viability.

Skipton and Settle Town Centre Areas

Proposals for standalone residential uses that require planning permission within the identified town centre areas of Skipton and Settle will be supported where it can be adequately demonstrated that the proposed residential use will not result in the loss of retail, commercial, leisure accommodation or premises suitable for community uses and will not result in significant adverse impact on town centre vitality and viability.

Within the identified town centre areas of Skipton and Settle, mixed use regeneration proposals that include an element of residential uses will be supported where the mix of uses underpins and enhances the vitality and viability of those centres.

Bentham District Centre, Cross Hills District Centre, Ingleton Local Centre

Proposals for residential uses at ground floor level within the District Centres of Bentham and Cross Hills and the Local Centre of Ingleton, as identified on the policies map, will be supported where the retail, commercial and leisure function of the District or Local centre is not undermined.

First floor residential use

At first floor level, proposals for residential uses within the identified primary shopping area of Skipton, within the identified town centre boundaries of Skipton and Settle and the district/local centres of Bentham, Cross Hills and Ingleton will be supported where it can be demonstrated that the proposal will not undermine the retail function of the identified centre; supports and enhances the vitality of the centre and accords with other relevant plan policies.

SECTION 8: INFRASTRUCTURE, SERVICES AND FACILITIES

PLANNING OBLIGATIONS

8.1 Planning obligations or “section 106 agreements” may be entered into by developers as part of the development process. They are sometimes needed to ensure that places and communities grow in a sustainable way and to help deliver the objectives, aspirations and strategy of the local plan. In general, it is preferable to attach a condition, rather than an obligation, to a planning permission, but planning law and guidance may dictate otherwise, depending on the circumstances. Where necessary, obligations will be used to mitigate the impact of development, to compensate for the loss of or damage to specific features, or to prescribe the form of development and will only be sought where they meet all of the following tests:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

Development will be resisted if necessary mitigation measures cannot be secured through appropriate conditions or obligations.

Community infrastructure levy (CIL)

8.2 The Council will consider the introduction of CIL in consultation with developers, local communities and infrastructure providers and will undertake the necessary work and procedural requirements to ensure that any charges do not undermine the local plan strategy. Planning obligations and CIL will perform their separate and respective functions and developers will be safeguarded from “double charging”.

Infrastructure Planning

8.3 The Council is required to assess the level of infrastructure required to support the development set out within the Local Plan. The Council engages

with infrastructure delivery bodies and relevant stakeholders to determine infrastructure requirements, assessing infrastructure requirements from site allocations and assessing the level of growth cumulatively. These are detailed within the Council's Infrastructure Delivery Plan as set out within Policy SP12.

Development viability and delivery

- 8.4 Considerations of cost, the need for landowners and developers to receive competitive returns and a necessary degree of flexibility have all been built into the local plan's policy requirements for affordable housing, infrastructure and other mitigation measures. This will ensure that the viability and delivery of planned development is not undermined.

Negotiations and planning applications

- 8.5 The council encourages applicants to discuss policy requirements and planning obligations at the pre-application stage, in order to prevent subsequent delays. Evidence on scheme viability should be made available, if necessary, and applicants should adopt a transparent and open-book approach. There are likely to be limited opportunities to negotiate on essential site specific items, such as road improvements, but affordable housing or tariff-style contributions are likely to provide more scope. In such cases, site-specific circumstances will be taken into account. Whilst applicants do not have to agree to planning obligations, they need to be aware that this may lead to their planning applications being refused or left undetermined. Once a planning obligation is in place, it can be renegotiated by agreement or, after 5 years, an application can be made to change it. Where an obligation relates to affordable housing, an application can be made at any time and will be determined on the economic viability of affordable housing only. No affordable housing or tariff-style planning obligations will be required from starter-home exception sites.

Implementation and monitoring

- 8.6 The council keeps details of obligations on its public planning register, ensures that contributions are received and used, publishes relevant information and reports on progress. Any obligations requiring financial contributions will set out how and when funds will be paid and spent, and will allow for funds to be returned as a necessary last resort.

POLICY INF1: PLANNING OBLIGATIONS

Where necessary, planning obligations will help to mitigate the impact of Craven's growth, support the provision of local infrastructure as identified under Policies H2, INF2, INF3, INF5, INF6 and INF7, secure community benefits and achieve sustainable development. This will be done in the following ways:

- a) Planning obligations will be required where the form of development needs to be prescribed or where proposed development needs to be accompanied by new or improved infrastructure, facilities or services, or by environmental improvements.**
- b) Contributions secured through planning obligations may be required on-site or off-site or via the payment of funds; may be linked to the phasing of development and may be co-ordinated in partnership with infrastructure providers, service providers or other relevant bodies.**
- c) Financial contributions secured through planning obligations may be pooled to address needs or cumulative impacts arising from more than one development proposal.⁵⁰**
- d) Development proposals will be refused if they are likely to have any**

⁵⁰ No more than 5 planning obligations may be pooled together (Community Infrastructure Levy Regulations 2010 – Part 11 Planning Obligations)

relevant and significant adverse impact, including cumulative impact, that cannot be adequately mitigated by a planning obligation (or planning condition, if appropriate).

- e) Negotiations undertaken during pre-application discussions or during the planning application process will take account of scheme viability and site specific circumstances.**
- f) Individual planning obligations will be renegotiated where a relevant and significant change in circumstances has occurred and the obligation no longer serves a useful purpose. This will include changes in scheme viability where this can be supported by compelling viability evidence. Applications to remove or modify affordable housing obligations will be determined solely on the economic viability of meeting those obligations.**
- g) Applicants will be expected to make adequate viability evidence available and to adopt a transparent and open book approach to negotiations. Financial or other sensitive information, which may be made available during negotiations, will be treated as confidential, unless the applicant indicates otherwise.**
- h) Planning obligations relating to financial contributions will specify a point in time at which funds will be returned, if they have not already been used for their intended purpose.**
- i) Proposals for the development of starter-home exception sites will be exempt from planning obligations and planning conditions requiring the provision of affordable housing or tariff style contributions.**

COMMUNITY FACILITIES AND SOCIAL SPACES

- 8.7 Community facilities and social spaces include; civic spaces, community centres, town and village halls, other cultural venues, schools, colleges, nurseries, church halls, places of worship, health services, care homes and extra care facilities, libraries, public houses, village/community shops and hubs or Post Offices that cater for day to day needs in both urban and rural communities. Town and village halls, community centres and church halls often provide the only place to meet within a rural community, providing vital and diverse support to improve quality of life, particularly for those who are least able to travel to a more distant centre of activities. Assets of Community Value are also included in this definition.
- 8.8 Policy INF2 does not apply to sports facilities, open space and built sports facilities as development proposals affecting these spaces and facilities will need to meet the requirements of Policy INF3: Sport, Open Space and Built Sports Facilities.
- 8.9 The aim of local plan Policy INF2 is to support the retention and improvement of existing facilities and spaces, and the provision of new ones, to help safeguard the social well-being of communities and specifically to ensure that older people can avoid isolation and loneliness. The Council's Infrastructure Delivery Plan (IDP) sets out the new infrastructure or improvements to existing infrastructure that is necessary to support development within the Local Plan as detailed in Policy SP12.
- 8.10 Community facilities and social spaces used by local communities are wide ranging and are places of social interaction. The loss of these facilities, particularly in rural communities can reduce a community's ability to meet its day to day needs. This can result in people travelling larger distances to facilities, disadvantaging the less mobile in particular and overall community wellbeing.

- 8.11 Recent changes to the planning system mean that, for a period of two years, public houses that are not designated as a community asset do not require permission for change of use to A1, A2, A3 and B1 uses. The Local Planning Authority however recognises the important role the 'local pub' can play within the community, especially in rural settlements and would support proposals for their retention through broadening the use or offer.
- 8.12 Civic spaces and cultural venues provide important spaces for both residents and visitors. This policy supports proposals for the improvement of such spaces, including public realm improvements to enhance quality of life and recognises the role they play in helping to economically sustain facilities and settlements. A range of town/village action and improvement plans exist throughout the plan area, which identify the need for improvement of open/civic space. These are documents that have been informed by and developed in consultation with the community; are based on addressing an identified need; are closely aligned with the vision and objectives of the Local Plan and also directly contribute to achieving the Council's priority for an Enterprising Craven. These existing plans and any prepared in the future will be used to inform the implementation of Policy INF2.
- 8.13 Specifically in Craven there are concerns about the ability of communities to access health services and social care, especially in the mid and north sub-areas. Technological improvements, such as rural broadband, offer some opportunities for accessing services in new ways; however service threats and opportunities vary across the plan area and are influenced by different trends in population change, migration and commuting. For example, there is a notable trend towards falling school rolls in the north sub-area. These kinds of issues and pressures can threaten the sustainability of Craven's communities and make rural isolation more likely.
- 8.14 Loneliness is a particular challenge faced by older people living in rural communities, which affects health, wellbeing and quality of life. Craven is ageing more rapidly than North Yorkshire and the nation as a whole, and the

over 80s age group is forecast to be the fastest growing of all, over the next 15 years. Given this rapid growth in the older age groups over the plan period there is likely to be a continued requirement for older person's accommodation. Nationally there is a move away from traditional care homes towards better home care support, including extra care housing. This policy recognises the need for both traditional care homes and extra care accommodation to meet the existing and future needs of Craven's older population and the opportunities that exist to deliver new accessible clusters of facilities for this age group in certain locations. Cultural provision at a local level further supports measures to combat social isolation and loneliness.

POLICY INF2: COMMUNITY FACILITIES AND SOCIAL SPACES

Craven's community facilities will be improved, and new ones will be created, to meet the needs of the local community as it grows and changes over time. This will help to promote health, wellbeing and equality and will be achieved in the following ways:

Where new community facilities or improvements to existing community facilities are proposed and it can be demonstrated that there is a local need for the facility, encouragement and support will be given to:-

- a) Development proposals that are of a scale that is in keeping with the location; the proposed facilities or spaces are well located and accessible and there would be no significant adverse impact on residential amenity.**
- b) Innovative schemes for sustaining or improving community facilities, including opportunities to secure benefits from locating new community assets with or alongside other forms of development.**
- c) Development proposals for or including public realm enhancements that provide or improve places of recreation or social interaction.**

Existing community facilities and social spaces that are used and valued by local communities will be safeguarded wherever possible from unnecessary and avoidable loss. Development proposals that would result in the loss of such community facilities will need to be fully justified on grounds that:

- d) The facility is not suitable or needed for any alternative community use; and**
- e) The facility and its use are no longer viable in financial or functional terms and all reasonable efforts have been made to retain the facility and to continue its use; and**
- f) Realistic marketing of the facility has been carried out recently, but has been unsuccessful, with little or no genuine interest being shown; or**
- g) The facility to be lost will be replaced by an equivalent facility of equal or greater value to the same local community and arrangements for this replacement will be secured by a planning obligation or other acceptable means.**

SPORT, OPEN SPACE AND RECREATION FACILITIES

8.15 In order to plan effectively for sport, open space and built sports opportunities, and to meet the NPPF requirement that policies relating to such facilities and spaces should be based on robust and up to date assessments of needs and opportunities for new provision, a Playing Pitch Strategy, Open Space Assessment and Built Sports Facility Strategy were prepared in 2016 (Appendix A).

8.16 This study makes an assessment of the quality, quantity and accessibility of existing provision and identifies areas of deficiency and surplus, making recommendations as to where facilities could be improved or redeveloped, or where new open spaces, pitches and facilities could be provided to address localised quantitative and accessibility deficiencies. Below is a summary of the findings of this work.

Open Space

8.17 The types of open space assessed are:

- Parks and gardens
- Amenity greenspace
- Provision for children and young people
- Allotments
- Cemeteries, churchyards and other burial grounds.
- Civic spaces
- Natural and semi natural greenspaces (primary purpose is wildlife conservation, biodiversity and environmental education and awareness) and green corridors (primary purpose is for walking, cycling or horse riding for leisure purposes or travel and opportunities for wildlife migration)⁵¹

(Note; due to the rural nature of the plan area most residents have access to the open countryside, therefore only natural/semi natural and green corridors located within existing settlements have been assessed e.g. Skipton Woods and the Leeds & Liverpool Canal).

⁵¹ Source: Assessing needs and opportunities: a companion guide to PPG17

- 8.18 Open spaces contribute to individual and community wellbeing. It is therefore important that existing open spaces should be retained, improved where required and that new opportunities are realised wherever possible.
- 8.19 The 2016 Assessment identifies future needs and demands for open space and recommends the creation of an “iplay” playground in Aireville Park and Settle; provision of a skatepark in Settle; implementation of the Aireville Park Master Plan, improvement of the Leeds & Liverpool Canal corridor through the implementation of the Leeds & Liverpool Canal Towpath Access Development Plan, construct a new pump track in the mid and north sub area; create new or improve existing playgrounds to incorporate “green play” i.e., at Aireville Park and in Bentham; build a new Multi Use Games Area (MUGA) in the mid sub area i.e., in Settle. There is also a need to meet the following quantitative shortfall of open space that exists:
- Parks and garden provision in North and Mid Craven;
 - Green corridors in North and Mid Craven;
 - Amenity greenspace in South Craven;
 - Provision for children and young people in Mid and North Craven;
 - Allotment provision in North Craven;
 - Cemeteries, churchyards and burial grounds in North Craven;
 - Civic spaces in North Craven.
- 8.20 The assessment shows that throughout the plan area generally, by the end of plan period (2032) there are deficiencies in all types of open space. More detailed analysis against open space standards by north, mid and south Craven sub areas are provided within section 7 of the Open Space Assessment. Prioritisation and identification of the type of open space to

be provided or improved will be informed by the 2016 Open Space Assessment and any subsequent updates.

Playing Pitches

8.21 The Council's Playing Pitch Strategy (PPS) 2016, provides an up to date analysis of supply and demand regarding playing pitches (grass and artificial) which serve Football, Rugby Union, Cricket and Hockey. The PPS concludes that:

- Craven has sufficient quantitative provision for current and future levels of demand for cricket, football and hockey and the focus should be on improving the quality of provision.
- Rugby does not currently have adequate quantitative provision to satisfy the demand of local residents, therefore it is recommended that existing rugby pitches are improved and that a new rugby specific 3G Artificial Grass Pitch (AGP) is addressed through development at Giggleswick School.
- The quality of pitches is fairly ordinary apart from cricket, which scored well against a number of high quality sites.
- There is a shortage of 3G Artificial Grass Pitch (AGP) provision, which could be addressed through development at Giggleswick School and the installation of floodlights at South Craven School to allow further community use of their full size 3G AGP.
- An opportunity exists to develop Sandylands in Skipton as a multi-sport hub to improve the quality and quantity of provision at one of the most accessible and largest sites in the district.

8.22 The Local Plan will support, subject to meeting other relevant local plan policies the delivery of the recommendations set out in table 49 of the PPS.

The aim of Policy INF3 is to help to maintain the current level of pitch provision that exists for cricket, football and hockey, and increase the level of rugby pitch provision, subject to the delivery of specific objectives set out within the PPS and any subsequent updates. Additionally, an emphasis should be placed on improving the quality of playing pitches and ancillary/associated facilities, particularly where deficiencies have been identified through the PPS.

Built Sport Facilities

- 8.23 The Council's Built Sports Facilities Strategy (2016) provides a clear understanding of the overall surpluses and deficiencies that exist across the plan area relating to indoor and outdoor built sports facilities, which include swimming pools, sports halls, fitness facilities (gyms), bowling greens and tennis courts. The assessment also provides specific geographical and/or individual facility current and future needs. The strategy has identified a need for a multi-purpose sports hall space in Skipton, the replacement for ageing sports halls at Sandylands and Skipton Academy, improvement or replacement of facilities at Settle Pool and the need to optimise capacity for community use of sports facilities on education sites including Giggleswick and South Craven Schools. A deficiency in pool space has been identified by the end of the plan period (2032). The assessment recognises planned improvements to existing tennis facilities in Skipton and recommends that existing bowling greens should be protected and enhanced to meet the changing demographics of Craven.
- 8.24 In terms of built sports facilities, the aim of local plan Policy INF3 is to maintain the current level of provision and to improve the quality of existing facilities or provide replacement facilities in line with the Built Sports Facilities Strategy.
- 8.25 In addition to the Playing Pitch Strategy, Open Space Assessment and Built Sports Facility Strategy, a range of public realm improvements have been

identified within existing town/village action and improvement plans, and the Retail & Leisure Study with Health Checks 2016. These improvement schemes are set out in the Council's Infrastructure Delivery Plan (IDP), therefore local plan Policy INF1: Planning Obligations is a relevant policy consideration when assessing planning proposals relating to open spaces, public realm and sports facilities.

- 8.26 Policy INF3 will support, subject to meeting other relevant local plan policies, the delivery of the standards, recommendations and actions set out in the PPS, Open Space Assessment and the Built Sports Facilities Strategy 2016 and any subsequent updates. Priority will be given where the greatest deficiency exists in terms of the type of open space, pitches or facilities, as identified in the study and any subsequent updates.
- 8.27 In order to take account of national planning policy requirements Policy INF3 requires all new residential developments of 11 or more dwellings and on any site with a combined gross floor area of more than 1000 sqm, to provide or contribute towards new or improved sport, open space and built sports facilities. In designated rural areas⁵², as identified under Section 157 of the Housing Act 1985, all new housing and mixed use developments of between 6 to 10 dwellings and from developments of less than 6 dwellings but more than 1000m² combined gross floorspace will also be required to provide or contribute towards new or improved sport, open space and built sports facilities. Contributions will be commuted until after completion of units within the development.
- 8.28 Proposals for new residential development of 50 or more dwellings may be required to provide new sport, open space and built sports facilities on site;

⁵² Within the Craven plan area, designated rural areas are the Forest of Bowland Area of Outstanding Natural Beauty and the parishes of Bank Newton, Bentham, Bolton Abbey, Burton-in-Lonsdale, Clapham-cum-Newby, Conistone Cold, Embsay-with-Eastby, Gargrave, Giggleswick, Halton East, Hellifield, Ingleton, Langcliffe, Lawkland, Long Preston, Otterburn, Rathmell, Settle, Stirton-with-Thorlby, Thornton-in-Lonsdale and Wigglesworth. Please refer to Section 157 of the Housing Act 1985 and the Housing (Right to Buy) (Designated Rural Areas and Designated Region) (England) Order 1988.

however this depends on the extent and nature of deficiencies identified across the plan area.

- 8.29 Standards and formula relating to the provision of new or improvements to existing sports, open space and built sports facilities are set out at Appendix A. Applications for development which would result in a loss of space or facilities in a settlement to below the standards set out in Appendix A are unlikely to be acceptable.
- 8.30 Where new provision is required on site, appropriate arrangements must be made for the on-going maintenance of the new facilities. Further details are provided in Appendix A.
- 8.31 Open Spaces and sports facilities (both indoor and outdoor) provide essential informal and formal recreation opportunities for communities and they should be protected from redevelopment wherever possible. Nevertheless, there may be limited circumstances where the loss of facilities or spaces may be acceptable. These circumstances are set out at d) in the policy below.
- 8.32 This policy, together with other relevant Local Plan policies, for example ENV5: Green Infrastructure and ENV10: Local Green Space aims to promote healthy lifestyle choices by providing opportunities to establish or improve existing green corridors and spaces throughout the plan area.

POLICY INF3: SPORT, OPEN SPACE AND RECREATIONAL FACILITIES

Craven's growth will promote health, wellbeing and equality by safeguarding and improving sport, open space and built sports facilities. This will be achieved in the following ways.

- a) Supporting proposals for the provision of new sport, open space and built sports facilities, or for the improvement of existing sport, open space and built sports facilities, including facilities for temporary events, provided the proposals are of a scale in keeping with the location, are**

well located and accessible by different modes of transport including walking, cycling and public transport and accord with all relevant local plan policies and any relevant neighbourhood plan policies.

b) The provision or contribution towards new or improved sport, open space and built sports facilities is required in the following circumstances:

- 1. All new housing and mixed-use developments of 11 or more dwellings and on any site with a combined gross floor area of more than 1000 sqm, including those on sites allocated under local plan Policies SP5 to SP11. Contributions will not be sought from developments of 10 units or less, or which have a maximum combined gross floor space of no more than 1000sqm (gross internal area).**
- 2. In designated rural areas all new housing and mixed use developments yielding between 6 to 10 dwellings and from developments of less than 6 dwellings but more than 1000m² combined gross floorspace. In designated rural areas, contributions will not be sought from developments of 5 units or less.**

c) New provision or contributions towards improving existing spaces and facilities must cater for the needs arising from the development. Where a quantity deficiency exists in a location, the Council will seek, where possible, on-site provision of facilities and will expect appropriate arrangements to be made for their on-going maintenance. Where the locality has a deficiency in the quality of existing open space or sports and recreation facilities, the Council will require a contribution to be made to address that qualitative deficiency off-site. Deficiencies are

identified in the Playing Pitch Strategy, Open Space Assessment and Built Sports Facilities Strategy 2016 and any subsequent updates when compared against minimum standards. The requirement for either on-site or off-site provision will be calculated by applying the standards and formula set out in Appendix A

- d) Safeguarding existing sport, open space and built sports facilities from unnecessary and avoidable loss. This means that development proposals involving the loss of sport, open space or built sports facilities will only be supported in the following limited circumstances.
1. A surplus in the relevant type of sport, open space or built sports facility has been identified, in the locality, by the Playing Pitch Strategy, Open Space Assessment and Built Sports Facilities Strategy 2016 (or any subsequent updates), and the site cannot be reused or adapted to meet an identified deficit in another type or form of sport, open space or recreational facility; or
 2. An equivalent replacement sport, open space or built sports facility, the benefit of which will be at least equal to that being lost, is to be provided on the site or in an accessible location nearby; or
 3. If specific sites are identified in an up to date Playing Pitch Strategy, Built Sports Facilities Strategy or Open Space Assessment as being partially surplus, and therefore can be developed in return for improvements, the partial loss of a site may be justified where evidence is provided and where a proposal is supported by the relevant National Governing Bodies for Sport.

PARKING PROVISION

- 8.33 Parking for cars and other vehicles in residential developments, for new businesses including industrial estates, town centre and other retail schemes is an important sustainability consideration in reducing congestion, supporting sustainable transport modes and in promoting road safety.
- 8.34 Craven's sparse rural nature with large distances between settlements and often limited public transport, means the district is heavily car reliant with 83% of households owning a car (2011 Census) and a higher proportion than average of households with more than one car. Furthermore, travel to work statistics show (2011 Census) that 57% of people in work in Craven, drive to work, compared to 54% nationally. It is recognised that such high levels of car use are likely to remain given the issues faced and as such careful management of parking for both public and private use is required.
- 8.35 In their role as local highway authority and a statutory consultee on planning applications, North Yorkshire County Council has published 'Interim Guidance on Transport Issues including Parking Standards and Advice on Transport Assessments and Travel Plans (2015)'. This publication provides useful guidance on recommended minimum parking standards for cars, motorised two-wheel vehicles, disabled parking and operational service requirements. Developers are encouraged to refer to this guidance when formulating proposals for planning applications, as it will help them to ensure that all relevant considerations are identified, taken into account and adequately addressed in their submissions.
- 8.36 The level of parking provision required can be influenced by the location of new development, accessibility to public transport, provision for cyclists and the availability of public parking. The Local Plan recognises that improvements to public transport can reduce the requirement for parking provision, and have a beneficial impact on "anti-social" parking, particularly with respect to commuting. It will therefore support all necessary improvements in public transport that have a positive impact on existing

problems of parking provision and congestion at key "pinch points".

Environmental considerations including townscape character, the historic environment and landscape value all have a bearing on determining the appropriate level of parking provision for new development proposals.

- 8.37 Previous consultations with residents have identified a number of towns and villages where existing problems of anti-social parking exist, particularly within historic villages with a tight grain. In such locations, careful consideration will need to be given to ensuring existing problems are not made worse or new problems created. This may include requiring new development to incorporate parking provision in excess of the minimum local standards.
- 8.38 Craven District Council has responsibility for off street parking, with Civil Parking Enforcement managed by Harrogate Borough Council. The Craven District Council Parking Strategy 2014-2019 includes a series of objectives to manage off street parking effectively. In terms of on street parking, North Yorkshire County Council is responsible for managing on street parking, the North Yorkshire County Council Parking Strategy (2011), makes provisions for all aspects of parking under the local highway authority's control.
- 8.39 The parking strategy should be read in the context of the North Yorkshire Local Transport Plan which recognises the importance of managing on-street parking provision because of the potential for major impacts on the transport network. Through adopting a managed approach to parking, benefits can be delivered including reducing traffic congestion, road safety and access to public transport, and improving parking and servicing of local businesses.
- 8.40 Where relevant both the Craven District Council Parking Strategy and the North Yorkshire County Council Parking Strategy should be given due consideration.
- 8.41 The take-up of ultra-low emissions vehicles within rural areas, to date has been relatively slow, with only one publicly available electric vehicle charging

point in operation at Ingleton. However, with an ever increasing range of vehicles including electric, plug-in hybrid and hydrogen powered cars and vans and purchasing costs reducing, it is anticipated that usage will increase significantly over the lifetime of the Local Plan playing an important role in cutting greenhouse gas emissions and air pollution. To encourage take up locally, the provision of charging points is supported as part of new development proposals. Location and design of necessary infrastructure will be important considerations.

- 8.42 When considering proposals for parking, in order to reduce potential for surface water flooding and the protection of water quality, sustainable drainage systems should be implemented (SuDS) with surface materials being permeable.

POLICY INF4: PARKING PROVISION

New developments will help to minimise congestion, encourage sustainable transport modes and reduce conflict between road users by ensuring proper provision and management of parking for cars and other vehicles. This will be achieved in the following ways:

- a) The provision of safe, secure, and convenient parking of an appropriate quantity including the need for parking or secure storage for cars, cycles and motor cycles, and where relevant, coaches and lorries.**
- b) The provision of appropriate parking space for cars, motorised two-wheel vehicles, disabled parking and operational service requirements having regard to the nature and circumstances of the proposed development. The Council will adopt a flexible approach with each case being determined on its own merits, enabling good design solutions to be achieved.**
- c) In areas where anti-social parking is a recognised problem or potential**

exists for a problem to arise impacting on the quality of life or vitality of an area, the Council will work with developers to ensure existing problems are not made worse or new problems created.

- d) In drawing up and determining proposals for new development, relevant consideration will be given to any likely impacts on public off-street parking and parking on the public highway (on-street parking).**
- e) Encouragement will be given to the increased use of low emission vehicles, including where appropriate the provision of electric vehicle charging points.**
- f) The incorporation of sustainable drainage systems (SuDS), permeable surfacing materials and means of protecting water quality in drainage schemes for example through oil interceptors should be ensured.**

COMMUNICATIONS INFRASTRUCTURE

- 8.43 The expansion of communication infrastructure across Craven will be supported, particularly in areas where mobile and broadband connectivity is poor or non-existent.
- 8.44 The provision of appropriate communications infrastructure within new development should balance the viability of a new development with that of the long term social and economic viability and vitality of Craven in terms of connectivity to high quality communications infrastructure and the benefits it provides to residents and businesses.

Mobile Telephony

- 8.45 There is likely to be a need to establish new mobile telecommunications infrastructure within Craven over the lifetime of the Local Plan. This policy

seeks to ensure that new infrastructure makes use of existing sites and structures wherever possible. Any applications for new telecommunications infrastructure will be expected to demonstrate the need for their location if this is not the case.

Broadband Access

- 8.46 Broadband connectivity across the plan area varies considerably. Government initiatives to invest in broadband infrastructure aims to ensure that 95% of premises in England will have access to Next Generation Access broadband (also referred to as superfast broadband) by 2017. In addition the European Commission, through the Digital Agenda for Europe, anticipates 100% coverage of 30Mbps broadband or more by 2020⁵³ and that over 50% of households will have a subscription to broadband connection in excess of 100Mbps.
- 8.47 Occupiers of new residential or commercial premises now often expect a high quality broadband connection as a utility similar to the provision of electricity or water. Applicants are required to actively demonstrate that they have considered broadband within their proposals and the digital requirements of the development and the resulting level of connectivity.
- 8.48 Policy INF5 indicates that all development will enable Next Generation Access broadband where viable. The definition of Next Generation Access used within this policy is defined as a broadband service that provides a download speed in excess of 30Mbps as detailed in the Digital Agenda for Europe.
- 8.49 Where it can be demonstrated that Next Generation Access broadband is not viable, the development should provide a minimum download speed of 10Mbps and incorporate measures to facilitate future delivery of Next

⁵³ <https://ec.europa.eu/digital-agenda/en/broadband-strategy-policy>

Generation Access broadband within their plans i.e. laying ducting capable of carrying fibre cables from multiple providers.

- 8.50 Where a proposal would be classed as major development applicants should engage with communication providers and local broadband projects as appropriate to identify where the development may contribute to and integrate with existing initiatives..
- 8.51 Agreement in February 2016 between the Department for Culture, Media and Sport, the House Builders Federation and Openreach have outlined a process for the delivery of Next Generation Access broadband on new residential developments which should be considered.
- 8.52 Access to free public WiFi supports the vitality of town and village centres for residents, visitors and businesses. Opportunities to add to the visitor experience by extending existing or creating new public WiFi networks will be supported provided the infrastructure meets the requirements of Policy INF5.

POLICY INF5: COMMUNICATIONS INFRASTRUCTURE

The expansion of communications infrastructure including Next Generation Access broadband (or its equivalent) will be supported. This will be achieved by:

- a) Supporting the expansion of communications networks which use existing infrastructure, including masts and structures;**
- b) Supporting the provision of new communications infrastructure where it can be demonstrated that using existing infrastructure or equipment would not be feasible and provided the proposal does not have a significant adverse impact on the character or appearance of the surrounding area. Where apparatus or associated infrastructure is proposed to be located on a building, the proposal will be supported**

provided the siting, scale and design of the apparatus or associated infrastructure does not have a significant adverse impact on the external appearance of the building.

- c) Ensuring the location and design of proposals avoid harm to sensitive areas* or buildings/structures and accord with local plan Policies ENV1: Countryside and Landscape, ENV2: Heritage, and ENV4 Biodiversity.

** Sensitive areas are identified as Forest of Bowland AONB (including setting); Yorkshire Dales National Park (including setting), Conservation Areas, Listed Buildings, Scheduled Ancient Monuments, Registered Parks and Gardens, Special Protection Areas (SPA), and Special Areas of Conservation (SAC), Sites of Importance for Nature Conservation (SINC), Sites of Special Scientific Interest (SSSI), Ancient Woodland.*

Broadband Access in New Developments:

- d) All new development proposals will be required to demonstrate the anticipated connectivity requirements of the proposed use and how the development will contribute to, and be compatible with, Next Generation Access broadband (or its equivalent).
- e) All new development will be required to enable a Next Generation Access broadband connection (or its equivalent) where viable. Where it can be demonstrated that the provision of a Next Generation Access broadband connection (or its equivalent) is not viable or possible, proposals should provide a minimum download connection of 10Mbps or the requirements of any universal service obligation, whichever is greater, and incorporate suitable infrastructure to support delivery of Next Generation Access broadband (or its equivalent) at a future date.
- f) Applicants proposing major development schemes should engage with

communication providers and local broadband groups to explore how Next Generation Access broadband (or its equivalent) can be provided and how the development may contribute to and integrate with active broadband projects within the local area.

EDUCATION PROVISION

- 8.53 In the National Planning Policy Framework (NPPF) the government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities (LPAs) should take a proactive, positive and collaborative approach to meeting this requirement and to development that will widen choice in education. The NPPF advises that LPAs should give great weight to the need to create, expand or alter schools and work with schools promoters to identify and resolve key planning issues before applications are submitted.
- 8.54 One of the core principles of the NPPF that should underpin both plan-making and decision-taking is that planning should actively manage patterns of growth to enable infrastructure such as primary schools to be provided in walkable locations to areas of new residential development to facilitate sustainable travel patterns.
- 8.55 Craven District Council has worked closely with North Yorkshire County Council, (the Local Education Authority (LEA)) in producing the local plan, and based on the growth planned in Skipton and Benthams, this work has identified the potential need for two new primary schools in Skipton and an extension to the primary school in High Benthams, and the need to provide for education infrastructure in association with residential development. This provision is an important element in achieving sustainable communities.

- 8.56 The local plan mechanisms, for enabling these new schools and school extension to be built, and for the provision of new school places in association with residential development are:-
- the safeguarding of land for education purposes within two residential site allocations in Skipton and one in Bentham;
 - a system of collecting developer contributions via Section 106 legal agreements from residential developments which are likely to have a significant impact on increasing pressures on school capacity.
- 8.57 Appendix B to the plan sets out how developer contributions are calculated, so as to conform with the Community Infrastructure Levy (CIL) Regulations 2010, as amended, on planning obligations.
- 8.58 The Council has worked closely with both the local education authority (LEA/CSA) and the Education and Skills Funding Agency (ESFA) in preparing this policy. In September 2018, a Department for Education (DfE) consultation commenced on '*Establishing pupil yields from housing development and securing developer contributions for education*'. The LEA is committed to reviewing its evidence base on pupil yields and development costs/cost multipliers in the light of the outcome of this consultation, working with the ESFA. As part of the review the LEA intend to use the DfE Scorecard data. When this review is completed, Craven District Council will need to consider what the implications are for planning for education in the plan area. The options include the production of a supplementary planning document or a partial review of the plan in connection with this policy and/or Appendix B, taking into account plan viability.
- 8.59 It is possible that the educational need for one or both of the two potential primary schools in Skipton and the school extension in Bentham will be met elsewhere in Skipton and Bentham respectively. Under these circumstances, the LEA will determine if this is the case and inform the LPA if any of the areas of land safeguarded for primary schools in Skipton and Bentham are

no longer required for educational purposes. If the safeguarded land is no longer required for the provision of a primary school or school extension, residential development will be acceptable in principle provided any proposal for residential development meets the development principles set out for the remainder of the site at Policy SP5 and SP7 respectively and accords with other relevant Local Plan policies.

POLICY INF6: EDUCATION PROVISION

Craven's growth will ensure that a sufficient choice of school places is available to meet the needs of existing and new residents. This will be achieved in the following ways:

- a) Supporting proposals for the provision of new, replacement and extended or altered schools which are of a scale in keeping with the location, are accessible and accord with all relevant local plan policies and any relevant neighbourhood plan policies.**
- b) Unless the educational need is met elsewhere in Skipton, 1.8 hectares of land will be safeguarded for new primary school provision in Skipton within the following sites allocated in the Local Plan, in accordance with Policy SP5:**
 - i. SK0081, SK0082, and SK0108: Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, and**
 - ii. SK089 and SK090: Land to the north of Airedale Avenue and Elsey Croft and east of the railway line.**
- c) Unless the educational need is met elsewhere in Bentham, 0.3 hectares of land will be safeguarded for an extension to Bentham Primary School within land allocation HB038, in accordance with Policy SP7.**

d) Where a residential or mixed use development would result in a deficit of school places in the area, and is above the site size threshold below, it will be required to provide developer contributions for education provision, in accordance with Policy INF1 and Appendix B of this plan, or any subsequent supplementary planning document, to meet the resultant deficit. The site threshold sizes, controls and exemptions, which apply are:

- i. For primary schools: more than 25 dwellings in the town of Skipton and 15 or more dwellings outside of Skipton, and**
- ii. For secondary schools: more than 100 dwellings across the plan area.**
- iii. Contributions will be sought from proposed developments on local plan allocated sites, and on windfall sites that are phased or are brought forward in a piecemeal fashion and where the total combined, or ‘holistic’ development of the allocated or windfall site exceeds the relevant threshold.**
- iv. Contributions will not be sought from sheltered accommodation or genuine elderly person, student or holiday accommodation, temporary housing or bedsits and one bedroomed dwellings.**

SUSTAINABLE TRANSPORT AND HIGHWAYS

8.60 The National Planning Policy Framework (NPPF) states that local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development. The Council will continue to work closely with all relevant stakeholders to maximise opportunities to travel by non-car modes of transport and secure a safe and efficient transport network for the benefit of local and regional businesses, tourism and the community as a whole.

- 8.61 Paragraphs 2.3 to 2.18 of this Local Plan set out the Sub- Regional Economic and Transport context of the plan area and references the relevant bodies who the Council are working with on sub regional connectivity issues. The Council will continue to work closely with the local highway authority, North Yorkshire County Council, to agree appropriate transport proposals to accommodate and facilitate growth and seek to develop appropriate funding packages to ensure that development proposals provide for appropriate sustainable transport opportunities and adequate highway improvements. The North Yorkshire County Council Local Transport Plan 2016- 2046 (LTP4) (2016) and Strategic Transport Prospectus (2015) provide the local highway authority's strategic, policy and planning transport documents.
- 8.62 Policy SP2 c) of this plan supports enhanced connectivity with the rest of North Yorkshire, the wider Leeds City Region, Lancashire, Cumbria and Greater Manchester; the provision of pedestrian and cycle links to enhanced public transport facilities; and protects the original double track route of the Skipton to Colne railway line for future transport use. The latter is marked on the plan's policies map and is similarly protected in the Pendle District Local Plan.
- 8.63 The NPPF seeks to actively manage patterns of growth to support opportunities to use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable. The Craven Local Plan Policy SP4 seeks to achieve this pattern of growth through its focussing of future development in the town of Skipton which has good rail and bus links. After Skipton, the market towns of Settle and Bentham will accommodate a relatively high level of growth and are well related to the rail network, as well as having bus services connecting them with the surrounding countryside and other settlements in the District.
- 8.64 New development has the potential to provide opportunities for travel by non-car modes of travel and these opportunities should be maximised, through the planning application process, whatever the size of development. It is

important that pre-application work for any size of development involve discussions with the local highway authority, North Yorkshire County Council, on all transport aspects of an emerging planning application.

8.65 The NPPF identifies the important role played by transport assessments, or transport statements, and travel plans in assessing and mitigating the negative transport impacts of development and promoting sustainable development. Travel Plans will therefore be required for all developments which generate significant amounts of traffic and will play an important role in identifying how the development might contribute to:

- encouraging sustainable travel,
- lessening the traffic generated and its detrimental impacts,
- minimising carbon emissions and their associated impacts on climate change,
- creating accessible, connected, inclusive communities,
- improving health outcomes and quality of life,
- improving road safety, and
- reducing the need for new development to increase existing road capacity and provide new roads.

8.66 North Yorkshire County Council as the Local Highway Authority has set out guidance on a range of transport issues, including advice on transport assessments and travel plans, in a document called Interim Guidance on Transport Issues (2015). This guidance sets out the indicative thresholds at which transport statements, transport assessments and travel plans are likely to be required for different types of development. Early pre-application discussions should take place with the local highway authority on the applicability of these indicative thresholds to a given development proposal. The provision of a safe, suitable and convenient access to new development sites should also be agreed with the local highway authority during pre-application discussions.

8.67 To avoid severe adverse cumulative residual impacts of development on the transport network, traffic generated by all developments on the highway network should be mitigated and where new development necessitates the provision of new or upgraded infrastructure, developer delivery of the mitigation or contributions, as appropriate, will be required in accordance with Policies SP12 and INF1 of the Local Plan.

8.68 Traffic modelling for Skipton has identified that the plan period's growth of the town can be accommodated by the highway network, provided highway improvements are made at the following junctions:

- A65/Gargrave Road/A629/A59. and
- A6131/A65

8.69 A preliminary cost estimate for these works is £1.1 million. The following five site allocations for housing development in Skipton will each contribute to these costs in proportion to their dwelling numbers and to ensure that the full costs are met by the private sector

- SK061
- SK081/SK082 and SK108
- SK089/SK090
- SK101
- SK114/SK124

8.70 The plan's viability evidence has demonstrated that the above costs can be met, along with the plan's other planning obligations for affordable housing, open space and education contributions and not threaten the bringing forward of these sites for viable developments.

POLICY INF7: SUSTAINABLE TRANSPORT AND HIGHWAYS

The minimisation of greenhouse gases and congestion, and the provision of safe and accessible travel facilities will be supported by maximising the opportunities for travel by sustainable transport modes; avoiding severe residual cumulative impacts of development relating to transport; and the design of safe and convenient access to transport facilities. This will be achieved through:

- a) working in partnership with the local highway authority, other authorities, local enterprise partnerships, transport providers, developers and local groups to implement Policies SP5 (Site SK140), ENV3 i to l), ENV11 and 12, INF4e) and SP2 c) of the Local Plan, and
 - i. promote a sustainable and improved transport system which is safe, reliable, and convenient,
 - ii. improve transport connectivity with the rest of North Yorkshire, the wider Leeds City Region, Lancashire, Cumbria and Greater Manchester.
- b) maintaining a pattern of growth which reflects the spatial strategy and settlement hierarchy set out in Policy SP4 of the Local Plan.
- c) ensuring that all developments maximise opportunities to travel by non-car modes of transport through the location and design of new developments and developer contributions for off-site transport facilities, including securing access to transport facilities by walking and cycling.
- d) ensuring all developments that generate significant amounts of movement are supported by appropriate sustainable travel assessments, such as a

Transport Statement, or Transport Assessment and a Travel Plan as reasonably required by the local highway authority, North Yorkshire County Council.

- e) providing safe, suitable and convenient access to all development sites for all modes of transport and all people, including vulnerable users of the highway, and wheelchair-users, people with limited mobility and people with other disabilities.**
- f) ensuring that the residual cumulative impact of traffic generated by developments on the highway network is mitigated and where new development necessitates the provision of new or upgraded infrastructure, including safety measures and pedestrian and cycle connectivity:- this is to be developer funded.**
- g) securing tariff style developer contributions for the highway improvements necessary to mitigate the cumulative impact of the level of growth planned for the town of Skipton up to 2032 which are fairly and reasonably related in scale and kind to the relevant development. The relevant development will be those greenfield residential site allocations in this Local Plan in or adjacent to the built up area of Skipton.**

SECTION 9: MONITORING

- 9.1 Monitoring is an essential part of the plan-making process. By gathering a range of information from various sources, the Council can ensure that policies are achieving the Local Plan objectives and delivering sustainable development, and identify any unintended, negative effects of a policy's implementation. Monitoring also gives a better understanding of the important social, economic and environmental factors influencing the District. By doing this, the authority can determine whether any changes are needed.
- 9.2 The Council will use a series of indicators to monitor the effectiveness of policies within the Local Plan and publish the results every year in their annual Authority Monitoring Report (as required by the Localism Act of 2011). The reports will be based on the financial year (1st April to 31st March).
- 9.3 The table below shows the list of indicators that will be used to measure the delivery of the Plan Objectives. The indicators will be monitored and reported on once the Local Plan is adopted. The indicators that have been chosen make use of available information to ensure that they can be monitored on a regular basis.
- 9.4 As well as the indicators listed below, the Council will continue to report on a number of contextual indicators, which will provide key information on the District including demographic changes, unemployment statistics, house prices etc. These contextual indicators will help to provide an overall picture of whether the Vision of the Local Plan for Craven is being realised.
- 9.5 It is a requirement of the NPPF that local housing needs should be met. The local housing needs in Craven District will be met through the housing policies of this Local Plan and the Yorkshire Dales National Park (YDNP) Local Plan (Adopted 2016). Craven District Council will work closely with the YDNP authority in monitoring the supply of housing to ensure that the

housing needs of the Craven Housing Market Area (Craven District, including part of the YDNP) are being met.

- 9.6 The Craven Local Plan Authority Monitoring Report will feature the latest position on housing supply across the whole Craven Housing Market Area (CHMA), split between the plan area and that part of the District within the YDNP. Evidence provided at the examination of the Craven Local Plan indicated that a healthy housing land supply existed to meet local housing need. Indeed, as at October 2018, the housing land supply solely within the Craven Local Plan area for the plan period was over 600 dwellings more than the objectively assessed need for housing across the CHMA as a whole.
- 9.7 The continued contribution of the YDNP towards meeting the housing need of the CHMA will be assisted by the Park authority's commitment to plan review. Paragraph 4.12 of the YDNP Local Plan states that "The NPA has committed to a review of policy C1, including the sites allocated by it, within five years of adoption...." (by 2021). Policy C1: Housing in Settlements, allocates land for housing in the YDNP and supports the principle of appropriate new housing within the housing development boundaries marked on the policies map. If, through annual monitoring, an issue is identified in relation to delivering the housing needs of the whole CHMA, the two authorities will work together to identify any necessary courses of action to increase delivery in the short term. Furthermore, the review of Local Plans at least every five years from adoption will allow the policies of both planning authorities to respond to any issues that are identified for the medium to longer term.

Table of Monitoring Indicators

Plan Objective	Relevant Local Plan Policies	Indicator	Target
PO1	<ul style="list-style-type: none"> • SP4:Spatial Strategy and Housing Growth • SP5 to SP11 Strategy for Skipton, Settle, Bentham, Glusburn/ Cross Hills, Ingleton, Gargrave and Tier 4A and 4B villages. • SP12: Infrastructure Strategy and Development Delivery • ENV8: Water Resources, Water Quality and Groundwater • ENV12: Footpaths, Bridleways, Byways and Cycle Routes • INF1: Planning Obligations • INF2: Community Facilities and Social Spaces • INF3: Sport, Open Space and Recreation Facilities • INF4: Parking Provision • INF5: Communications 	<ul style="list-style-type: none"> • Housing completions by settlement, expressed as: <ul style="list-style-type: none"> ○ Number of net additional dwellings and percentage of total completions. ○ Housing completions on allocated sites. ○ Housing completions on unallocated (windfall) sites, split by previously developed and greenfield land. • Amount of money secured through Section 106 agreements for the delivery of: <ul style="list-style-type: none"> ○ Infrastructure ○ Sports, open space, built sports, and recreation facilities ○ Education provision ○ Community facilities • Delivery of projects/ schemes identified in the Infrastructure Delivery Plan over the monitoring year. • Number of community facilities granted permission. • Provision and loss of sports, open space and built sports facilities 	<ul style="list-style-type: none"> • Housing completions by settlement to follow the settlement strategy set out in Policy SP4. • In settlements where development sites have been allocated under policies SP5 to SP11, housing development to generally take place on allocated sites in preference to windfall sites. • The majority of windfall development to take place on previously developed land. • Meet the requirements of the Infrastructure Delivery Plan. • Monitor provision. • Meet the action plan targets identified in the Playing Pitch Strategy, Open Space Assessment and Built Sports

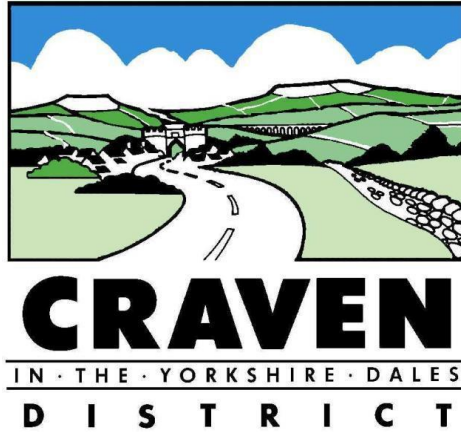
	<p>Infrastructure</p> <ul style="list-style-type: none"> • INF6: Education Provision • INF7: Sustainable Transport and Highways 		Facilities Strategy, 2016.
PO2	<ul style="list-style-type: none"> • ENV1: Countryside and Landscape • ENV2: Heritage • ENV3: Good Design • ENV4: Biodiversity • ENV5: Green Infrastructure • ENV10: Local Green Space • ENV11: The Leeds and Liverpool Canal 	<ul style="list-style-type: none"> • Number of planning applications approved where there are unresolved issues from: <ul style="list-style-type: none"> ○ Natural England ○ Historic England. • Number of designated heritage assets on the Historic England 'Heritage at Risk' Register. • Number of non-residential developments of 1,000m² or more meeting BREEAM 'Very Good' standards. • Development on sites identified as Local Green Space that falls outside the allowances of the policy 	<ul style="list-style-type: none"> • No planning applications should be granted against the advice of Historic England or Natural England. • No assets to be added to the list as a result of planning decisions. • All non-residential developments of 1,000m² or more to meet BREEAM 'Very Good' standards. • No inappropriate development to take place on sites allocated as Local Green Space.
PO3	<ul style="list-style-type: none"> • ENV1: Countryside and Landscape • ENV7: Land and Air Quality • ENV13: Green Wedges 	<ul style="list-style-type: none"> • Protection of best and most versatile (Grade 3) agricultural land. • Development on land allocated as Green Wedge. • Changes in sites designated for their importance for nature conservation (SINCs). 	<ul style="list-style-type: none"> • No windfall development to take place on Grade 3 agricultural land. • No development to take place within the Green Wedge. • Monitor changes on previous years.
PO4	<ul style="list-style-type: none"> • SP1: Meeting Housing Need • H3: Gypsies, Travellers, 	<ul style="list-style-type: none"> • Housing trajectory: <ul style="list-style-type: none"> ○ Net additional dwellings completed since 1st April 2012. 	<ul style="list-style-type: none"> • Minimum of 230 net additional dwellings per annum.

	Showmen and Roma	<ul style="list-style-type: none"> ○ Net additional dwellings completed for the monitoring year, split by PDL and green field. ○ Estimation of additional dwellings which could potentially be delivered in future years (Number of units with extant planning permissions or under construction, housing capacity of undeveloped sites allocated under Local Plan Policies SP5 to SP11) ○ Managing housing delivery over future years. <ul style="list-style-type: none"> • Number of Gypsy, Traveller, Showmen and Roma pitches in the plan area. 	<ul style="list-style-type: none"> • Maintenance of a five-year supply of developable housing sites. • The Identified housing need of Gypsies, Travellers, Showmen and Roma is met within the District.
PO5	<ul style="list-style-type: none"> • SP3: Housing Mix and Density • H1: Specialist Housing for older People • H2: Affordable Housing 	<ul style="list-style-type: none"> • Average density of housing completions. • Number of one, two, three and four + bedroom dwellings completed as a percentage of total completions. • Number of units of extra care or other specialist housing accommodation for older people provided. • Net additional affordable homes provided, split by type and tenure. • Number of affordable homes granted planning consent. 	<ul style="list-style-type: none"> • Achieve an average net housing density of 32 dph. • The size of new houses and mix of housing types to broadly reflect the recommendations of the Strategic Housing Market Assessment, its successor, or other appropriate up to date evidence of housing need. • Monitor provision compared to requirement. • Monitor provision compared to requirement.

		<ul style="list-style-type: none"> • Number of sites of 11 dwellings or more, or exceeding 1000 m2 combined gross floorspace, achieving 30% affordable housing on site. • Money secured for off-site provision of affordable housing through S106 agreements. 	<ul style="list-style-type: none"> • 30% of proposed new dwellings as affordable housing on developments of 11 dwellings or more/ more than 1000m2 combined gross floorspace. • Monitor provision.
PO6	<ul style="list-style-type: none"> • EC5: Town, District and Local Centres • EC5A: Residential Uses in Town, District and Local Centres 	<ul style="list-style-type: none"> • Changes of use within Skipton and Settle Town Centres away from commercial, retail, leisure, cultural and community functions. • Change of use away from retail in the Primary Shopping Area of Skipton. • Changes of use to residential at ground floor level within the Primary Shopping Area of Skipton, and within town, district and local centres of Settle, Bentham, Cross Hills and Ingleton. • Number of vacant units in Skipton and Settle Town Centres. • Comparison and Convenience floorspace (m²) created in town, district and local centres of Skipton, Settle, Bentham, Cross Hills and Ingleton. 	<ul style="list-style-type: none"> • No loss of ground floor retail units to residential in primary retail area Skipton. • Minimal levels of changes in other town and village centres so as not to undermine the retail, commercial and leisure function of the centre. • Monitor changes on previous years. • Meeting the identified floorspace needs in the town and village centres as identified in Policy EC5 – target floorspace figure.
PO7	<ul style="list-style-type: none"> • SP2: Economic Activity and Business Growth 	<ul style="list-style-type: none"> • Take-up of employment land allocated under policies SP5, SP6, SP9 and SP11 and area 	<ul style="list-style-type: none"> • Steady take up of employment land allocated under policies SP5, SP6,

	<ul style="list-style-type: none"> • EC1: Employment and Economic Development • EC2: Safeguarding Existing Employment Areas • EC4: Tourism 	<p>of allocated employment land remaining available (ha), over the monitoring year and since the adoption of the Local Plan.</p> <ul style="list-style-type: none"> • Employment development on unallocated sites in towns, villages and rural areas (ha) over the monitoring year. • Total amount of additional employment floorspace completed by type (m²). • Total amount of employment floorspace by type on previously developed land (m²). • Area of existing employment land and existing employment land commitments (allocated under Policy EC2) lost through development/ change of use to uses other than B1, B2 or B8 (ha). • Development on land protected for future transport connectivity improvements. 	<p>SP9 and SP11.</p> <ul style="list-style-type: none"> • Tracking the trend of employment development on unallocated sites over the plan period. • Meeting targets for employment land provision over the plan period. • No safeguarded land to be lost to uses other than B1, B2 and B8. • No development to take place on land protected for future transport connectivity improvements, including the Skipton to Colne track bed and the Cross Hills Railway Station site.
PO8	<ul style="list-style-type: none"> • ENV6: Flood Risk 	<ul style="list-style-type: none"> • Number of planning permissions granted contrary to Environment Agency advice. 	<ul style="list-style-type: none"> • No development proposals to be granted consent against the advice of the Environment Agency.
PO9	<ul style="list-style-type: none"> • ENV9: Renewable and Low Carbon Energy 	<ul style="list-style-type: none"> • Planning permissions granted for renewable energy schemes. 	<ul style="list-style-type: none"> • Monitor
PO10	<ul style="list-style-type: none"> • EC3: Rural 	<ul style="list-style-type: none"> • Number of rural buildings 	<ul style="list-style-type: none"> • Monitor new and lost

	<p>Economy</p> <ul style="list-style-type: none"> • EC4: Tourism • EC4A: Tourism-Led Development at Bolton Abbey • EC4B: Tourism Development Commitment at Hellifield 	<p>converted to Live/Work use.</p> <ul style="list-style-type: none"> • Loss of Live/work units to residential. • Number of type of approvals for tourism development. 	<p>provision.</p> <ul style="list-style-type: none"> • Monitor provision.
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CRAVEN LOCAL PLAN 2012 to 2032

APPENDIX A: TO POLICY INF3: SPORT, OPEN SPACE & BUILT SPORTS FACILITIES

1. INTRODUCTION

- 1.1 Promoting healthy lifestyle choices is a key part of improving standards of living and reducing health inequality. The Local Plan aims to facilitate healthy living, not only by providing high quality housing, a high quality natural environment and promoting sustainable transport choices such as walking and cycling through Green Infrastructure, but also by ensuring that communities have access to high quality open spaces, sport and built sports facilities.

2. WHAT TYPE OF PROPOSALS WILL POLICY INF3 BE APPLIED TO?

- 2.1 The Council's standards for the provision of open space will be applied to all applications for new residential development that result in a net gain in residential units. This includes proposals that involve:
- Conversions & Change of Use
 - Flats
 - Sheltered and extra care housing
 - Affordable Housing
 - Self-catering holiday accommodation
 - Agricultural workers dwelling
 - Renewal of planning permission that has expired
 - Revised planning permission where the numbers of bedrooms increase as a result of the revision.
 - Planning applications to make temporary dwellings permanent.
- 2.2 The following forms of development that will not be subject to the policy:
- Rest homes and nursing homes
 - Replacement dwellings
 - Residential extensions and annexes

- Revised planning permission (provided that the number of bedrooms is not increased by the revision)
- Renewal of planning permission that has not expired
- Temporary dwellings.

3. WHEN WILL WE ASK FOR PROVISION?

- 3.1 Provision will be made in all new housing and mixed-use developments of 11 or more dwellings and on any site with a combined gross floor area of more than 1000 sqm including those on sites allocated under local plan policies SP5 to SP11, to provide or contribute towards new or improved sport, open space and built sports facilities.
- 3.2 Within designated rural areas* new housing and mixed use developments are required to provide or contribute towards new or improved sport, open space and built sports facilities on developments of between 6 and 10-units and from developments of less than 6 dwellings but more than 1000sqm combined gross floorspace. Financial contributions will be commuted until after completion of units within the development.
- 3.3 Proposals for new residential development of 50 or more dwellings may be required to provide new open space on site. The standards set out in table 1 below will be used to calculate the sport, open space and built sports facility requirement. The Council will use these standards to negotiate the level and type of provision and whether new provision is required on site or whether the quality of existing open space should be improved.

** Within the Craven plan area, designated rural areas are the Forest of Bowland Area of Outstanding Natural Beauty and the parishes of Bank Newton, Bentham, Bolton Abbey, Burton-in-Lonsdale, Clapham-cum-Newby, Conistone Cold, Embsay-with-Eastby, Gargrave, Giggleswick, Halton East, Hellifield, Ingleton, Langcliffe, Lawkland, Long Preston, Otterburn, Rathmell, Settle, Stirton-with-Thorlby, Thornton-in-Lonsdale and Wigglesworth. Please refer to Section 157 of the Housing Act 1985 and the Housing (Right to Buy) (Designated Rural Areas and Designated Region) (England) Order 1988.*

4. HOW WILL THE POLICY OPERATE?

- 4.1 The Council will assess each development (of 11 or more dwellings and on any site with a combined gross floor area of more than 1000 sqm, and for developments of between 6-10 dwellings, and from developments of less than 6 dwellings but more than 1000sqm combined gross floorspace within designated rural areas) for the existing quantity and quality of open space, sports facilities and pitches, within catchment of the development, in order to determine the local need and if existing provision can meet the need generated by the development. This will be based upon the 2016 assessment and subsequent updates.
- 4.2 Where there is a quantity and or quality deficiency the Council will use the standards and formula set out in this appendix to negotiate for provision and/or contribution to ensure that adequate quantity and quality of open space, sports facilities and pitches are provided in order to meet the need generated by the development.
- 4.3 When an application is received in “outline” an initial calculation will be made based on an indicative number of dwellings proposed for an outline proposal. Once a reserved matters application is submitted, this initial calculation will be updated by a more detailed one based on the actual number and size of dwellings proposed.

5. WHAT STANDARDS WILL WE APPLY FOR PROVISION?

- 5.1 Table 1 below contains both national and local standards. The national standards are derived from the Fields In Trust recommended benchmark guidelines for formal open space. Local open space standards have been calculated by expressing provision in hectares per thousand population by comparing existing (2012) and projected (2032) population figures with the actual level of current provision and provide a baseline standard based on existing levels of open space throughout the plan area.
- 5.2 These standards have been used to identify current and future deficits or surpluses in the quantity, quality and accessibility of open space and this analysis will be used by the Council to meet the standards set out in Table 1. National Standards will be used where there is a potential loss of existing

open space provision and local standards will be used to calculate the provision of new open space required throughout the plan area.

- 5.3 Where a quantity deficiency exists in a location, the Council will negotiate for on-site provision of facilities, subject to recommended minimum size standards for open space types as set out in Table 1 below. Where the locality has a deficiency in the quality of existing open space or facilities, the Council will require a contribution to be made to address that deficiency. A deficiency is where the existing provision does not meet the minimum quality standards set out in Table 1 below. The exact type of sports, open space or built sports facility required will be dependent on the quality and quantity deficiencies that exist across the plan area and within catchment of the new development. These deficiencies are identified in the Playing Pitch Strategy, Open Space Assessment and Built Sports Facilities Strategy 2016, and any subsequent updates.

Table 1 – Adopted Standards for Open Space provision for Craven District plan area

TYPOLOGY / DEFINITION	QUALITY STANDARD	NATIONAL QUANTITY STANDARD	SOURCE	LOCAL QUANTITY STANDARD	NOTES
Parks and Gardens	Welcoming clean, well maintained area with hard/soft landscaping	0.8 ha/1,000 population	Fields in Trust	0.61 ha/ 1,000 population	Local standard adopted
	A one stop community facility, accessible to all with a range of leisure, recreational and play opportunities	710 m walking	Fields in Trust	710 m walking	National standard adopted
	Safe to visit, pleasant to walk and sit in Cut back trees and bushes for safety and clear sight-lines Include paved and planted areas, paths, grassed areas, seating, clear pathways, appropriate lighting and signage to, and within, the site Include ramps instead of steps and wide paths for wheelchair and pushchair users May provide opportunities for public realm art Should link to surrounding green space.				Recommended minimum size standard for new on site provision is 0.2Ha with 5meter buffer

Table 1 – Adopted Standards for Open Space provision for Craven District plan area

TYPOLGY / DEFINITION	QUALITY STANDARD	NATIONAL QUANTITY STANDARD	SOURCE	LOCAL QUANTITY STANDARD	NOTES
Amenity greenspace i.e Village Greens	Clean and well maintained green space, with appropriate ancillary furniture pathways, and natural landscaping Safe site with spacious outlook Enhance the environment/ could become a community focus Large spaces may afford opportunities for informal play.	0.6 ha/1,000 population	Fields in Trust	0.41 ha/1,000 population	National standard adopted
	Smaller landscaped areas in and around housing areas Informal recreation Provide connections for wildlife and people movement Include, and often connect to, green lungs Contribute to biodiversity Planted using native species Areas to be maintained clear of dog fouling and litter	480 m walking	Fields in Trust	480 m walking	National standard adopted Recommended minimum size standard for new on site provision is 0.1Ha with 5meter buffer

Table 1 – Adopted Standards for Open Space provision for Craven District plan area

TYPOLOGY / DEFINITION	QUALITY STANDARD	NATIONAL QUANTITY STANDARD	SOURCE	LOCAL QUANTITY STANDARD	NOTES
	Provision of seating and bins May provide opportunities for public realm art May include woodland.				
Play Areas for Children and Facilities for Young People and Teenagers	A range of provision for young people of both equipped and natural play areas Spaces should be well sited, accessible, convenient, visible, safe and secure, with seating for adults, litter bins and cycle racks – also consider pushchair/wheelchair access Well lit with informal surveillance when possible Equipment should suit the needs of all ages and abilities and be well maintained Zones to prevent conflict and spaces and seating for supervision Should be clearly bounded, well maintained, free of dog fouling, have clear pathways, appropriate lighting and signage The Council does not encourage the provision of	0.55 ha/ population	Fields in Trust	0.30 ha/ population	National standard Adopted
		LAPs – 100m LEAPs – 400m NEAPs – 1,000m 700m for Youth provision	Fields in Trust	LAPs – 100m LEAPs – 400m NEAPs – 1,000m 700m for Youth Provision	National standard adopted
		Recommend			LAP to have min 100m2 of activity

Table 1 – Adopted Standards for Open Space provision for Craven District plan area

TYPOLOGY / DEFINITION	QUALITY STANDARD	NATIONAL QUANTITY STANDARD	SOURCE	LOCAL QUANTITY STANDARD	NOTES
	<p>unequipped Local Areas for Play.</p> <p>Robust yet imaginative play environments ranging from youth shelters to skate parks and multi-use games areas</p> <p>Kick about/games areas, skate parks, basket ball courts</p> <p>If located within other areas of open space they should include buffer zones to prevent conflict</p> <p>Should promote a sense of ownership and be accessible to all and have clear pathways, appropriate lighting and signage</p> <p>They should be visible and safe, well maintained and free of dog fouling</p>	<p>ed minimum size standard for new on site provision is 0.01ha - LAP, 0.04ha - LEAP, 0.1ha - NEAP and Youth provision</p>			<p>space with 5m buffer</p> <p>LEAP to have min 400m2 activity space with 20m buffer.</p> <p>NEAP and Youth provision to have 1000m2 of activity space and 30m buffer</p>

Table 1 – Adopted Standards for Open Space provision for Craven District plan area

TYPOLOGY / DEFINITION	QUALITY STANDARD	NATIONAL QUANTITY STANDARD	SOURCE	LOCAL QUANTITY STANDARD	NOTES
Formal Open Space – Cemeteries	<p>Encourage greater use of cemeteries for informal recreation e.g. allow movement inclusive of cemeteries for walking</p> <p>Contribute to biodiversity</p> <p>Provision of seating and bins</p> <p>Good level of natural surveillance and lighting for safety</p> <p>Ensure wheelchair/pushchair access and accessible paths for inclusiveness</p> <p>Tackle the problem of dog fouling.</p> <p>Use of pavement obstructions e.g. Display boards outside shops</p>	<p>Quantity N/A</p> <p>400 m walking (local significance)</p> <p>Quantity N/A</p>	GLA	<p>0.5 ha/1,000 Population*</p> <p>400 m walking (local significance)</p>	<p>Local standard adopted</p> <p>National standard adopted</p> <p>No recommended minimum size for on site provision as new housing developments will not be required to provide on site</p>
Civic Space	<p>Create a sense of local identity by:</p> <p>Increased seating provision throughout town centre civic spaces</p> <p>Make greater use of civic spaces for events</p> <p>Opportunities for public art to enhance civic spaces.</p>	<p>400 m walking (local significance)</p>		Included in above	<p>As above</p> <p>Recommended minimum size standard for new on site provision</p>

Table 1 – Adopted Standards for Open Space provision for Craven District plan area

TYPOLOGY / DEFINITION	QUALITY STANDARD	NATIONAL QUANTITY STANDARD	SOURCE	LOCAL QUANTITY STANDARD	NOTES
					is 0.1ha with 5m buffer
Formal Open Space - Allotment Gardens	Secure area of land commonly within, or on the edge of, a developed area which can be rented by local people for the growing of vegetables, flowers or fruit not-for-profit Provide opportunities for those who wish to grow their own produce, and support health, sustainability and social inclusion Sites should be well drained and accessible with wide paved paths, car access and parking, toilets, recycling facilities and inorganic waste disposal facilities Areas should be well lit and provide safe paths.	0.3 ha /1000* 1200 m walking (local significance)	Fields in Trust other local standards Fields in Trust – other local authorities	0.3 ha/1,000 population 400 m (local significance)	Local and National FIT standard adopted as the same National FIT other local authority standard adopted Recommended minimum size standard for new on site provision is 0.1ha with 5m buffer

6. HOW IS THE AMOUNT OF PROVISION CALCULATED?

6.1 The Council uses a formula which is based upon the following elements:

- The number of people that the development is likely to generate (demand)
- How much open space provision is required from the generated demand based upon our adopted standards - see Table 2 below
- How will this demand affect the existing local supply in terms of quantity and quality of local provision to meet the needs generated by the development?
- If a quantity deficiency exists then on site provision will be required based upon our adopted standard and subject to meeting minimum size requirements - see notes in Table 1 above and Table 2 below of quantity per person.
- If there is a quantity deficiency for just one type of provision, the Council may ask the development to include this one provision on site as a priority,
- If a quality deficiency in local provision exists, then a contribution is required to improve this to ensure that needs generated by development can be catered for.
- For off-site provision, the Council has a cost calculator that is applied for the different types of provision required. Table 4 & 5 below sets this out for each of the types of provision and how the amount is generated.

7. HOW WILL THE NUMBER OF PEOPLE GENERATED BY A DEVELOPMENT BE CALCULATED?

7.1 In calculating the amount of open space to be provided by a development, the estimated population to be generated is based on the 2012 based household projections to 2037 for England, including the average household size for Craven which range from 2.21 in 2012, 2.16 in 2017, 2.13 in 2022, 2.10 in 2027 and 2.07 in 2032. Population generated from developments will also be based on the size and type of dwellings proposed and what need is generated by a specific development.

8. HOW MUCH PROVISION IS REQUIRED BASED UPON THE STANDARD FOR EACH OPEN SPACE AND SPORTS TYPE?

- 8.1 The calculation will use the adopted standards for new provision as set out in Table 1 above. This is based on hectare per 1000 population or m² per person. These equate to the following amount of space and sports facility per person:

Table 2 – Adopted Quantity Standards for Open Space provision for Craven District plan area meter squared (m²) per person figure

Open Space	Standard per person
Allotments	3 m ²
Amenity Green space	4.1 m ²
Parks and Gardens	6.1 m ²
Civic Space Only	0.35 m ²
Children's Equipped play areas	3 m ²
Youth Provision – MUGA, Skatepark, Shelter, iplay, BMX/Pump Track etc	2.5 m ²
Green Corridor – Leeds Liverpool Canal	1 m ²
Sports Type	Required space per person
Swimming pool – water space	0.00921 m ²
Sports Hall – Community Accessible Badminton court space Skipton 2015	0.143 m ²
Sports Pitch improvement	10.2 m ²
Ancillary accommodation i.e. Clubhouse	0.15 m ²

- 8.2 The Sports type is based upon the identified supply deficiency, as set out in the pitch and sports facility assessment, and the number of people in the plan area. The equation divides the total supply against the total population. i.e.

The Leeds & Liverpool canal total size is 33,000 m² divided by the South Craven population (33,441)

9. ARE THERE ANY SPECIFIC AREA NEEDS THAT DEVELOPMENTS WILL BE REQUIRED TO CONTRIBUTE TOWARDS?

- 9.1 The 2016 assessments highlight a number of deficiencies across the different sub areas and by open space, sports facility. These include the Leeds & Liverpool Canal, which is located throughout the South Craven Sub area and Settle Swimming pool, which services the Mid and North Craven areas. These facilities/green corridor serve the needs of all existing and future residents of these sub areas, therefore developments in these sub areas will be required to make a contribution towards these two specific sub area needs based upon the formula for amount and cost.

10. WHAT IS THE FORMULA AND HOW IS IT CALCULATED?

- 10.1 The formula for calculating provision will be the following: Number of proposed new units X the average household size for Craven* X the amount of new/improved provision required X the costs of each of the provision types
- *Where developments are for smaller units, such as 1 bedroom flat, then the average household size will be negotiable to reflect the likely need generated by the development.*

EXAMPLE:

As an example, a mixed size housing development of 25 units would generate the following:

Table 3 – Example of Quantity Standards for Open Space provision for a development of 25 units

Open Space Typology	Amount of new provision required for 25 units*
Allotments	25 X 2.21 X 3m ² = 166 m ²
Amenity Green space	25 X 2.21 X 4.1m ² = 221 m ²

Parks and Gardens	$25 \times 2.21 \times 6.1\text{m}^2 = 337 \text{ m}^2$
Civic Space & Cemeteries	$25 \times 2.21 \times 5\text{m}^2 = 276 \text{ m}^2$
Children's Equipped play areas	$25 \times 2.21 \times 3\text{m}^2 = 165 \text{ m}^2$
Youth Provision – MUGA, Skatepark, Shelter, iplay, BMX/Pump Track etc	$25 \times 2.21 \times 2.5\text{m}^2 = 138 \text{ m}^2$
Green Corridor - Leeds Liverpool Canal	$25 \times 2.21 \times 1\text{m}^2 = 55 \text{ m}^2$
Pitch and Sports Facility Provision**	Amount of new or Improved provision required for 25 units
Swimming pool water space – Mid/North Craven	$25 \times 2.21 \times 0.00921 = 0.50 \text{ m}^2$
Sports Hall – Community Accessible Badminton court space 2015 - Skipton Only	$25 \times 2.21 \times 0.143 = 7.9 \text{ m}^2$
Sports pitch improvement requirement	$25 \times 2.21 \times 10.2\text{m}^2 = 564 \text{ m}^2$
Sports Pitch Clubhouse improvement	$25 \times 2.21 \times 0.15\text{m}^2 = 8.3 \text{ m}^2$

- 10.2 The total amount of Open space need generated by a 25 dwelling development is 1303 m² plus the Green Corridor (Leeds & Liverpool Canal) and Sports / Pitch provision based upon local need, presuming quantity deficiencies exist in all types of open space.
- 10.3 As set out in Policy INF3 the Council will assess each proposed development in relation to the quantity and quality of existing local provision based upon the most recent assessment. Where there is existing adequate quantity and quality of an open space type that can cater for the needs generated by the development, then the Council will not require the development to contribute towards this. Where there is a quantity deficiency of local provision then the Council would negotiate with the developer to cater for this need. This need will therefore meet not only the developments needs but that of the wider community. The Council will also assess the quality of provision and where a

local deficiency is identified, in the most recent assessment, then the development will be expected to contribute towards this.

11. WHAT IS THE MINIMUM SIZE FOR ON SITE PROVISION?

11.1 The recommended minimum size standards for on-site provision are set out in Table 1. Developments of 50 units or more are likely to generate enough demand for onsite provision, assuming quantity deficiencies exist for all types of open space. The Council would expect a 50 unit development to provide on-site open space of 2600m². Priority for which type of open space will be based upon the greatest local deficiency as set out in the most recent Open Space assessment. Currently, if a development of 50 dwellings were proposed in:

- North Craven area there would be a requirement to provide an allotment;
- Mid Craven area there would be a requirement to provide a park and garden;
- South Craven area there would be a requirement to provide youth/teenage provision.

11.2 Developments of 100units or more will be expected to make on site provision for all types of open space i.e. a multi-purpose open space site (ca 5200m²) with a mix of elements such as a Park and Garden, an equipped children's and youth play area with an allotment section, area of amenity green space and a civic space.

11.3 Developments of 50 units or more may be required to make a contribution towards off site provision for other types including Green Corridor, Sports Facilities and Pitches based upon the local need as set out in the assessments.

12. HOW IS THE AMOUNT OF FINANCIAL CONTRIBUTION CALCULATED FOR OFF SITE PROVISION?

12.1 The following process and information will be used to calculate developer contributions for the provision of new and improvement of existing sports, open space and built sports facilities off site:

1. **Sports Facilities:** swimming pools, sports halls and fitness facilities – use Sport England’s facility cost calculator by the type of provision. This will use the latest published quarterly costs calculations
2. **Sports Pitches and ancillary pitch accommodation** – use a combination of Sport England’s facility cost calculator by the type of provision and local pitch improvements schemes previously delivered or as detailed in an up to date PPS. It includes maintenance costs for 10 years. As of 2016 the average costs of provision to improve playing pitches is £11.10 per m². The annual maintenance costs for maintaining a pitch is £0.85per m². A figure of half this is included in the table to cover the uplift costs of maintaining an improved pitch to high quality standard as it assumes that the current maintenance is inadequate and only half the required costs of maintaining a high quality pitch are required.
3. **Open Space** – Existing formula used by CDC but updated by construction tender price costs or retail price index. This is based upon the actual costs of providing or upgrading play space for children and young people. The provision of amenity greenspace, parks and gardens, allotments is a combined figure for the likely costs associated with this type of provision. The costs for play equipment and youth provision also combines the Sport England cost calculations for type of provision and catalogue price for play equipment where we do not have such provision in the district such as iPlay systems and includes maintenance costs for 10 years.
4. **Leeds & Liverpool Canal** is based upon the Leeds & Liverpool Canal Towpath Access Development Plan 2014, which includes costs for upgrading and improving the canal. Developer contributions will be calculated by excluding the cost of improving the section from Skipton to Bradley as this was completed in 2016. Regard will also be had to the requirements of policy ENV11: The Leeds & Liverpool Canal and specific development principles set out for site allocations which are within reasonable proximity of The Leeds & Liverpool Canal.

12.2 The Council has a formula for calculating requirements under this policy. This includes all the above data, including the Sport England facility cost calculator and has a full breakdown of the costs for each type of provision. By inputting the number of units, the formula calculates the amount of provision the development will generate together with the costs of any off site contribution. This

spreadsheet is updated annually with updated costs by inflation adjustment and can be found on the Council website

<https://www.cravendc.gov.uk/planning/planning-policy/planning-policy-facts-and-figures/planning-policy-evidence-base/infrastructure/>

13. WHAT ARE THE COSTS FOR PROVISION?

13.1 The table below sets out the Councils costs for developer contributions towards off site provision.

Table 4 – List of costs for each Open Space type by m², per person and per standard house unit (2.21 persons per unit)

Type of Provision	Cost per meter ²	Cost per person based upon standard	Cost per unit (2.21 persons per unit)
Park and Garden	£25	£75	£166
Amenity Green space	£25	£102	£225
Civic Space	Based upon specific Scheme		
Allotments	£25	£102	£225
Equipped Children's play area	£132	£369	£815
Teenage and Youth Provision	£134	£335	£740
Leeds Liverpool Canal Green corridor improvement	£114	£96	£212**
Swimming Pool – water space 25m x 4lane (200m ²)	£17,150	£439	£970**
Sports Hall improvement	£485	£69	£152
Sports Pitch improvement	£11	£112	£248

Sports Pitch annual uplift maintenance*	£4.25	£43	£95
Sports pitch ancillary accommodation	£853	£127	£281

**A Pitch maintenance: uplift cost is required in order to maintain the improved pitch to the new quality standard. All sports pitches in Craven are liable to fall to poor quality pitches if not maintained to high standards due to the clay soil type that dominates the pitch stock. The maintenance cost assumes that the current site owner or users of poor quality pitches do not maintain the pitch to high standard and only incurs half the maintenance cost required for this.*

*** Contribution for these elements will be required for sites within the defined catchments for these types of open space and facilities within the sub area where the provision requirement exists in order to secure planning gain and meet CIL regulations if CIL is introduced by the Council.*

13.2 Full supporting documents showing how these costs have been developed can be provided upon request and is available on the Council website.

13.3 The above figures have been checked by benchmarking against other Local Authority charges for Open Space, Sports provision.

14. WHAT ELEMENTS OF COSTS FOR FACILITIES ARE INCLUDED IN THE POLICY?

14.1 There are a number of eligible costs associated with making open space provision and these are set out in Table 5:

Table 5 – Details of what is included in the cost calculations set out by open space type.

Allotments	Costs are: Professional Fees such as site assessment i.e. , topographical survey as well as design. Costs cover landscaping, drainage, paths, services, equipment: benches and bins, signs etc, Construction works and 10years maintenance
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Amenity Green space	Costs are: Professional Fees such as site assessment i.e. , topographical survey as well as design. Costs cover landscaping, drainage, paths, services, equipment: benches and bins, signs etc, Construction works and 10years maintenance
Parks and Gardens	Costs are: Professional Fees such as site assessment i.e. , topographical survey as well as design. Costs cover landscaping, drainage, paths, services, equipment: benches and bins, signs etc, Construction works and 10years maintenance
Civic Space	Costs are: Costs will be based upon any specific scheme that is identified within the 2016 Open Space Assessment and any other relevant evidence i.e., the 2016 Retail & Leisure Study with Health Checks and subsequent updates.
Children's Equipped play areas and Youth Provision – MUGA, Skatepark, Shelter, iplay, BMX/Pump Track etc	Costs are: Professional Fees such as site assessment i.e. , topographical survey as well as design. Costs cover landscaping, drainage, paths, services, equipment: benches and bins, signs etc, All play equipment costs and construction works and 10years maintenance.
Green Corridor – Leeds Liverpool Canal	Costs are based upon the Sustrans Access Development Plan 2014 for a detailed costed scheme of work along the whole of the canal section excluding Bradley to Skipton section that has been completed.
Swimming pool – water space	The cost relate to affordable community swimming pools taken from Sport England's Sports facility costs.
Sports Hall improvement	Costs are a quarter of the new build costs for a community sports hall based upon Sport England's Sports Facility costs

Sports Pitch improvement	Costs relate to professional fees such as detailed site agronomist report and scheme of work including type of drainage, all materials, project management costs and contingency – includes VAT
Sports Pitch annual uplift maintenance	Costs relate to annual cutting, fertilising, weed killing, sand dressing, spiking, aeration, drain rodding. The figure is 50% of the annual costs as it assumes the clubs/owners already have a pitch maintenance cost but not at the standard to maintain a high quality pitch – includes VAT
Sports pitch ancillary accommodation	Costs are: professional fees such as architect and planning fees, scheme of work including, all materials, construction costs, project management costs and contingency – includes VAT

Costs will be revised annually using the Retail Price Index measure of inflation

15. WHAT ABOUT MAINTENANCE OF PROVISION?

- 15.1 Developers will be expected to make provision for the maintenance of sport, open spaces and built sports facilities by a local organisation, club or residents group. This relates to the both on site and off site provision as well as new or improved provision and will be for a minimum period of 10years. Maintenance costs will not be required for Sports halls, Swimming pools, Clubhouses as it is expected that these would generate income from users to cover ongoing maintenance costs.

EXAMPLE

Example of how the formula is calculated for Youth/Teenage provision: Youth Teenage provision includes the following mix of provision: Skatepark, MUGA, with lighting, Youth Shelter with Bluetooth, iPlay system, Climbing Boulder, BMX/Pump Track. This requires an area 3000m² (0.3Ha). Costs are a combination of Sport England Cost Calculations for provision, actual costs of previous recent delivered projects such as Skipton Pump Track as well as

brochure costs from suppliers such as the iPlay and POD youth shelter. The capital and installation cost are £372,000. Maintenance costs covering 10 years would be £10 per m² (£30,000) based upon existing known maintenance costs for play provision. This would give a total cost of £402,000 to provide this facility, which would serve 12,000 people based upon our adopted standard (0.25ha Youth provision = 2.5m² per person). To generate the cost per m² the formula divides the total cost by the size of area: £402,000 / 3000m² = £134 per m². Taking the example above of a 25 unit development a contribution of £18,500 would be required to meet the local need (£134 per m² X 138m²). NB – if within the catchment of the development there is already some of the above provision such as a skatepark, then the costs of this can be removed from the equation.

16. HOW WILL THE COUNCIL SECURE PROVISION?

- 16.1 Provision, improvement and maintenance of sport, open space and built sports facilities will be secured through an appropriate mechanism, for example S106 Agreement, Unilateral Undertaking, condition or through CIL if appropriate. If CDC agree to introduce a CIL charging schedule, large projects such as replacement of Settle Pool may be included within CIL list. Prior to any adoption of a CIL charging schedule, the Council will continue to secure developer contributions towards off site open space provision through S106 Agreements. The Council will require all agreements relating to a financial contribution to be inflation adjusted based upon the Retail Price Index or another similar inflation measure. The adjustment will be from the date of the agreement being signed to the date by which the payment is due, referred to as trigger point. The Council has a separate account set up for each planning gain financial contribution. The Council also has a Section 106 register that includes all relevant planning gain contributions relating to open space. The monies cannot be used for the funding of projects or schemes other than for the public open space or sport facilities as set out in the agreement and within catchment of the development. Monies will be safeguarded until there is an agreed scheme in place for the use of the funds or until there are sufficient funds to undertake the necessary works. Agreed schemes must have a minimum security of tenure of ten years, at the time of

spending. If the funds remain unspent ten years after the completion of the development, they will normally be repaid to the applicant.

17. FURTHER INFORMATION

Planning Policy Team: 01756 706472

Sports Development: 01756706391

Arts Development: 01756 706408



CRAVEN LOCAL PLAN 2012 to 2032

APPENDIX B: TO POLICY INF6: EDUCATION PROVISION

Introduction

- 1.1 In accordance with the National Planning Policy Framework (NPPF) the Craven Local Plan seeks to ensure that forecast demands for education from the housing requirement of the plan, and its distribution across the plan area can be provided for.
- 1.2 Paragraph 72 of the 2012 NPPF states that: *“The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:*
 - *give great weight to the need to create, expand or alter schools; and*
 - *work with schools promoters to identify and resolve key planning issues before applications are submitted.”*
- 1.3 A Government policy statement “Planning for Schools Development” August 2011 also recognises the importance on the provision of school places.
- 1.4 Education provision is recognised in the NPPF and the NPPG as a type of infrastructure for which planning obligations may be sought from developers (Paragraph: 026 Reference ID: 23b-026-20150326).
- 1.5 The Craven Local Plan Policy INF6: Education Provision, of the Craven Local Plan, seeks to ensure that appropriate residential developments contribute to the provision of school places where such development will result in a need for new school places.
- 1.6 This policy and Policy SP5: Strategy for Skipton, safeguards land for two new primary schools in the town. This safeguarded land is located within the following residential developments:
 - SK0081,82 and 108: Land north of Gargrave Road and west of Park Wood Drive and Stirtonber, and

- SK089 and SK090: Land to the north of Airedale Avenue and Elsey Croft and east of railway line.

- 1.7 Also, Policy SP7: Strategy for Bentham safeguards land for a primary school extension within the residential allocation of HB038.
- 1.8 This appendix explains how developer contributions are calculated and the process involved in this calculation. This process conforms with the Community Infrastructure Levy (CIL) Regulations 2010, as amended, on planning obligations.
- 1.9 North Yorkshire County Council (NYCC) is the Local Education Authority (LEA) and Craven District Council (CDC) is the local planning authority.
- 1.10 An increased number of children in an area will add to the number of pupils attending local schools. This increased number of children may or may not be able to be accommodated at a particular school, dependent upon its capacity. Where there is insufficient capacity at local schools arising from the impact of a proposed new residential development, planning regulations allow local planning authorities to seek developer contributions which would fund, or contribute to the funding of, the 'infrastructure' deficit. To determine whether a school place deficiency exists and whether this policy should apply to development proposals, CDC and NYCC will undertake the following steps:

2.0 STEP 1: Screening out inappropriate developments.

- 2.1 Developer contributions will not be required for retail and employment development where residential development does not form part of the proposal.
- 2.2 Developer contributions will not be sought for the following types of accommodation:
 - Sheltered
 - Elderly
 - Student, or

- Holiday

- 2.3 Such accommodation will be that which clearly is incapable of occupation for general residential purposes by virtue of its internal layout, ownership or management or which has occupancy restricted by planning condition or legal agreement. Nor will developer contributions be sought for temporary housing or bedsits and one bedroom dwellings.
- 2.4 Developer contributions will not be sought from changes of use, conversion or redevelopment schemes where there is no net increase in the number of residential units to which contributions would apply.
- 2.5 For primary school places, developer contributions will not be sought from residential developments of less than
- 15 dwellings in all parts of the plan area outside Skipton, and
 - less than 25 dwellings in Skipton
- 2.6 For secondary school places, developer contributions will not be sought from residential developments of below 100 dwellings across the whole plan area.
- 2.7 Whilst these thresholds could be lower in terms of the evidence given below on pupil to dwelling ratio, and the advice given in the NPPG (Paragraph 031 Ref ID: 23b-031- 20161116), the LEA seek to focus the operation of this policy on a scale of development that is likely to have a clear and significant impact on school capacity in the area.
- 2.8 Where proposed developments seek planning permission for a smaller part of a local plan housing allocation or a small part of a clearly larger development site, the size of the whole allocation site or the larger development site will be used to determine whether developer contributions will be sought. Otherwise, there could be a significant 'education infrastructure' deficit.
- 2.9 Developer contributions will only be sought for qualifying development proposals (at, and, above the site size thresholds) where a school place deficit is identified in Step 5 below.

3.0 STEP 2: Identifying School Capacity

- 3.1 North Yorkshire County Council, the LEA, maintains and regularly updates its database of existing and forecast school capacity for schools across Craven and North Yorkshire as a whole.
- 3.2 This database will be used by the LEA to provide the baseline information on school capacity when planning applications for residential development are submitted to Craven District Council. This data will identify the net capacity of, and the number of pupils in, the appropriate primary and secondary school within the catchment area of the proposed residential development over a three year period.
- 3.3 **The primary school pupil forecasts** are prepared using information on historical trends in admissions, current numbers on the roll and the historic birth rate from the Office of National Statistics. An average percentage of the current district birth rate is taken against numbers on the roll in the past three reception years. This percentage is then applied to forecast and actual district birth rates to provide forecast Yr1 Reception numbers. Numbers are then rolled forward a year group. A migration trend based on a three year average of past numbers on the roll, excluding reception is then applied to further primary year groups to provide for the next and subsequent years. Annex 1 ¹ illustrates the approach taken by the LEA in making these forecasts
- 3.4 **Pupil forecasts for secondary schools** are constructed using current numbers on the roll and historic trends in admissions from primary school feeder schools. Secondary school numbers on the roll are taken from the October School Census count. Admission factors are calculated as the percentage of entry to secondary school compared to the numbers of pupils leaving the last year at primary school in the previous year. This three year average is then applied to the total pupils leaving the feeder primary schools to provide forecasts for the first year of entry to the secondary school. In a similar way to the primary school forecasts a migration trend is applied to the

¹ Annex 1 is set out in Craven Local Plan Examination Document EL3.012 (iii)

current numbers on the roll to provide forecasts for the next and subsequent years.

3.5 The above methodology for both primary and secondary schools is an accepted method of forecasting used by many local authorities (See Education and Skills Funding Agency School Capacity (SCAP) Survey 2017: Guide to forecasting pupil numbers in school planning (July 2017).

3.6 The population projections suggest an overall increase or decrease in the population of school age children generally. However, the projections from additional housing development better forecast the impact of that housing on a particular area. This tends to be over and above what would be expected from population and migration projections alone. For example by 2022/23 the general population projections only forecast an increase of 7 pupils in total across the catchment areas of all five Skipton town primary schools. This shows that the expected increase in pupil number across these schools is mainly housing related.

4.0 STEP 3: Measuring the impact of new residential development on school capacity.

4.1 The next step in this process requires an estimate of the likely number of children of primary and secondary school age that are likely to be generated by the number of dwellings proposed in the development. The LEA's evidence to support this estimation has recently been updated. Annex 2² of the Council's Education Provision Forecasts (Sept. 2018) provides the results of this updating for Craven District. These results have been derived from the following information:

- Residential developments of 25 dwellings or more completed in the Craven Local Plan area since between 2008 and 2018.
- The identification of the number of primary and secondary school pupils generated by each residential development by comparing: School pupil roll

² Annex 2 is set out in Craven Local Plan Examination Document EL3.012 (iii)

data, including home addresses with the street names of the completed developments

- 4.2 The results in Annex 2 show a Craven District ‘pupil to dwelling’ ratio which is slightly higher than the North Yorkshire average. Clearly the Craven District evidence more than supports this North Yorkshire average and it is this county wide lower average that is used in the plan. This is a pupil to dwelling ratio of ‘1 in 4’ for primary schools and ‘1 in 8’ for secondary schools. This pupil to dwelling ratio will be reviewed within 5 years of the plan’s adoption.

5.0 STEP 4: Identifying the need for developer contributions

- 5.1 Step 2 of the process will produce a figure which represents a surplus, deficiency or balance of capacity at the local primary and secondary school without taking into account the increased pressures of the proposed new development (A minus B in Figure 1). Step 3 will provide the number of additional school places generated by the proposed new development. Hence step 4 will use the conclusions of steps 2 and 3 to determine whether the proposed new dwellings will result in a deficiency in school places in the local area.
- 5.2 Forecasts of future school capacity and national population growth are made by the CSA over a three year period. If, following these calculations the primary or secondary school is deemed to be at capacity or in shortfall in year three, contributions will be sought at the full rate. (This means the cost to the developer will be the total number of school places generated by the development multiplied by the cost required to increase the school capacity by one school place – see Step 5 below).
- 5.3 If there is a surplus of capacity in year three by ‘x’ amount and the development generates ‘y’ school places, contributions will be sought on the difference between ‘x’ and ‘y’. The example given in Figure 1 illustrates this type of situation where there is a surplus of 5 school places at year three and the proposed development generates 15 new school places. Hence the developer contribution is for the ‘net’ school place deficiency caused by the development proposal of 10 school places.

- 5.4 The number of children generated by each individual residential development will vary dependent upon the type and size of dwelling and by its location. In some cases, it may be argued that the dwellings built are for a particular market, for example couples, starter homes, or that a development is not within easy reach of a primary school. However, CDC and the LEA will not normally reduce the basis for the calculations. Over time any dwelling (excluding sheltered, elderly person only, or one bedroomed units) in any location has the potential to accommodate children of school age.

6.0 STEP 5: Estimating the level of developer contributions

- 6.1 Where a deficiency of school places is not identified as a result of the proposed residential development, then no developer contributions will be sought. Where, in step 4, a deficiency does exist from the impact of the proposed development a calculation is made by NYCC to estimate an appropriate level of cost to the developer.
- 6.2 The Department for Education (DfE) publishes a cost multiplier per pupil place for primary and secondary school places. It is the average of multipliers for new schools and extensions to existing schools, weighted to reflect the national balance of such projects. An 'area per pupil' estimate is multiplied by a cost per square metre to provide a cost per school place.
- 6.3 The 2009 DfE cost multiplier, currently used by the LEA is:
- £12,257 per primary school place, and
 - £18,469 per secondary school place.
- 6.4 These costs are adjusted to take account of regional cost factors. contingencies and professional fees (10%), plus furniture and equipment (£383 per school place) (All costs have been normalised to a common UK average price level using regional location factors published by BCIS to accord with the UK Mean 100. Index taken at November 2016).
- 6.5 This results in a total cost per school place deficiency to the developer of:
- £13,596 per primary school place, and

- £20,293 per secondary school place.

6.6 For a 10 school place deficiency identified for a primary school, a contribution of £135,960 would be sought (See the final row of calculation in Figure 1).

6.7 Calculations will be based on the number of dwellings included in the planning application. Any increase in the number of dwellings approved through, for example, a revised application, is likely to generate additional contributions. No account will be taken of the rate of housebuilding on the site, as this is an uncertain variable. A review of the cost multiplier will take place on an annual basis.

7.0 Procedure and practice

7.1 Applicants are encouraged, at the earliest opportunity through pre-application dialogue with NYCC and CDC, to identify the likely need for education related developer contributions and a preliminary estimate of their scale.

7.2 Upon receipt of a formal and relevant planning application, CDC will contact NYCC who will formalise the position regarding the need for, and scale of developer contributions for each proposal. The applicant and CDC will be notified accordingly and where necessary, negotiations can then take place between NYCC and the applicant on the details of this matter.


7.3 The decision on the application and the need for a Section 106 legal agreement is a matter for CDC. As a general principle the Council will not issue a decision notice on an application until such agreement, when necessary, has been reached between the two parties. Any contribution due will be made payable to the North Yorkshire County Council (as the LEA) and not the District Council as local planning authority.

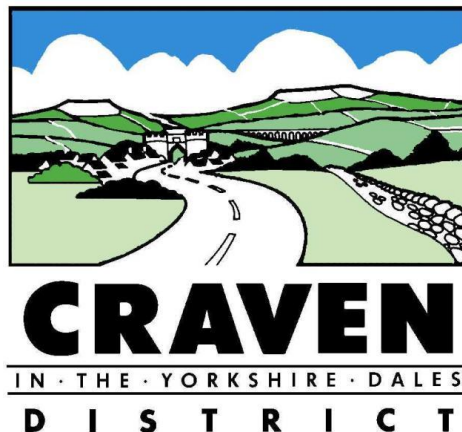
7.4 As stated earlier, developer contributions will only be required where a local need for/‘net deficit’ of school places has been identified. NYCC will show to the Council and the applicant how funds received will be spent within a prescribed period. Contributions will normally be spent within a five year period after receipt, but some flexibility on this period is necessary to allow the pooling of developer contributions where necessary to make the best use of

the monies available to meet the local plan's proposed level of growth in an area.

- 7.5 In the majority of cases, funds will be spent on the local primary and secondary school. However, NYCC reserves the right to allocate the funds to other schools if overall education strategy or changes in catchments or parental choice so demand and the agreement of CDC is secured.

Figure 1: Assessment Form used by the CSA to determine the need for developer contributions towards Primary school buildings

EXAMPLE					
 <div style="display: inline-block; vertical-align: middle;"> North Yorkshire County Council </div>					
ADVICE ONLY - PLEASE CONSULT RELEVANT PLANNING AUTHORITY					
Assessment of need for contributions towards school buildings from development sites - 2016					
District/ Borough Council	Craven	Site Address	site location		Our Ref Pri 2016 Dev103
Planning Application Number/ Ref		99/2016/12345 example			
Contact Email	housebuilder@example.org		Contact Telephone Number	01234 567890	
Contact Name/ Case Officer	John Smith	Developer / Agent or District/Borough	House Builder	Details requested for	ASAP
School	An example Primary School			DFE No.	9999
Current Net Capacity of School (A)					210
Number of pupils on roll					200
Forecast pupils on roll 2021/2022 (B)					205
Surplus/Deficit in academic year 2021/2022 (A-B)					5
Estimated pupils from a development of	60	2+ bedroom dwellings			15.00
Shortfall of places					10
Anticipated need for new school places from the proposed number of properties as shown above					10.00
Amount per pupil place					£13,596.00
Contribution sought.					£135,960.00
Notes:					
CYPS Strategic Planning Officer for above school			John Lee		
			☎ 01609 533182		
Officer providing information			Nicola Howells (01609 532258)		
Date			10 October 2016		
Pupil numbers are revised on a termly basis, this can result in a change to the number of pupils both actual and forecast every term. The figures shown above are current as at the date shown and additional requests will be subject to re-calculation. Please be aware that this may result in the contribution sought increasing or decreasing. PLEASE NOTE that in some circumstances additional land may also be required.					



CRAVEN LOCAL PLAN

2012 - 2032

APPENDIX C: TO POLICY ENV6: FLOOD RISK

ENVIRONMENT AGENCY TECHNICAL NOTE

Appendix C - Policy ENV6 – Environment Agency Technical Note:

- a) Surface water should be discharged in the following order of priority:
 - 1. An adequate soakaway or some other form of infiltration system.
 - 2. An attenuated discharge to watercourse.
 - 3. An attenuated discharge to public surface water sewer.
 - 4. An attenuated discharge to public combined sewer.
- b) Development necessitating a discharge to a public sewer should be supported by clear evidence demonstrating why alternative options are not available. Approved development proposals should be supplemented by appropriate maintenance and management regimes for surface water drainage schemes. Landscaping proposals should consider what contribution the landscaping of a site can make to reducing surface water discharge. This can include hard and soft landscaping such as permeable surfaces
- c) Development should not increase flood risk on greenfield sites. Surface water run-off rates for greenfield sites should be restricted to the existing run-off rate from a lower order storm event, e.g. a 1 in 1 year storm.
- d) Development on brownfield sites should offer a 30% reduction in surface water run-off.
- e) Sufficient attenuation and long term storage should be provided to accommodate at least a 1 in 30 year storm. Any design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% to account for climate change, and surcharging the drainage system, can be stored on the site without risk to people or property and without overflowing into a watercourse.



CRAVEN LOCAL PLAN 2012 TO 2032

APPENDIX D: POLICIES SCHEDULE

A number of policies from the Craven Local Plan (1999) were saved in 2007. The majority of these saved policies have been replaced by the policies in this Local Plan. The following table details these replacements.

Replacement Local Plan Policy	Saved Craven Local Plan Policies (1999) Saved in 2007
Strategic Policies	
SD1	N/A
SD2	N/A
SP1	H1
SP2	EMP1,T6,T7
SP3	N/A
SP4	H3, H4, H5, H8, H17, H18
SP5	H2, H3, EMP3, SRC13, SRC14
SP6	H2, H3
SP7	H2, H3
SP8	H2, H3
SP9	H2, H3
SP10	H2, H3
SP11	H2, H3,H4,H5
SP12	N/A
Environment	
ENV1	ENV1, ENV2, ENV18, EMP16, SRC12
ENV2	N/A
ENV3	H20
ENV4	ENV10
ENV5	N/A
ENV6	N/A
ENV7	N/A
ENV8	N/A
ENV9	N/A
ENV10	BE2
ENV11	SRC11
ENV12	SRC12
ENV13	BE3
Housing	
H1	N/A
H2	H12
H3	N/A
Economy	
EC1	EMP2, EMP3, EMP4, EMP5, EMP6
EC2	EMP2, EMP7
EC3	EMP5, EMP8, EMP9, EMP15, EMP16, EMP17, EMP18, ENV12, ENV13, R10
EC4	EMP11, EMP14, EMP15, EMP16, EMP17, EMP18
EC4A	EMP11
EC4B	EMP11

Retail	
EC5	R1, R2
EC5A	R3
Infrastructure, Services and Facilities	
INF1	N/A
INF2	N/A
INF3	SRC2
INF4	N/A
INF5	N/A
INF6	SRC13
INF7	T2 & T4

Note: Saved Local Plan Policies EMP19 and SRC14 were not required to be replaced in this Local Plan.

Craven District Council | 1 Belle Vue Square | Skipton | BD23 1FJ |
www.cravenc.gov.uk

Planning Policy Team | 01756 706472 | localplan@cravenc.gov.uk



If you would like to have this information in a way that's better for you, please telephone 01756 700600.

POLICIES MAP

CRAVEN LOCAL PLAN

(Outside the Yorkshire Dales National Park)

Adopted
12th November 2019

Based on Ordnance Survey Mapping
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Ordnance Survey 100024694

1:180,000

The Policies Map should be read in conjunction with
the Written Statement

Key Notation and Relevant Policies

Landscape

- Yorkshire Dales National Park ENV1, ENV9
- Forest of Bowland Area of Outstanding Natural Beauty ENV1, ENV9

Nature Conservation

- Special Protection Areas (SPA) and Special Areas of Conservation (SAC) ENV4
- Site of Special Scientific Interest (SSSI) ENV4
- Site of Importance for Nature Conservation (SINC) ENV4
- Ancient Woodland ENV4
- Fresh Aire—Leeds City Region Green and Blue Infrastructure Project ENV4, ENV5

Towns and Villages

- Conservation Area SD1, SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV2, ENV3, ENV9, ENV11
- Designated Rural Area H2, INF3

Tourism

- Key Locations for Tourism Development EC4

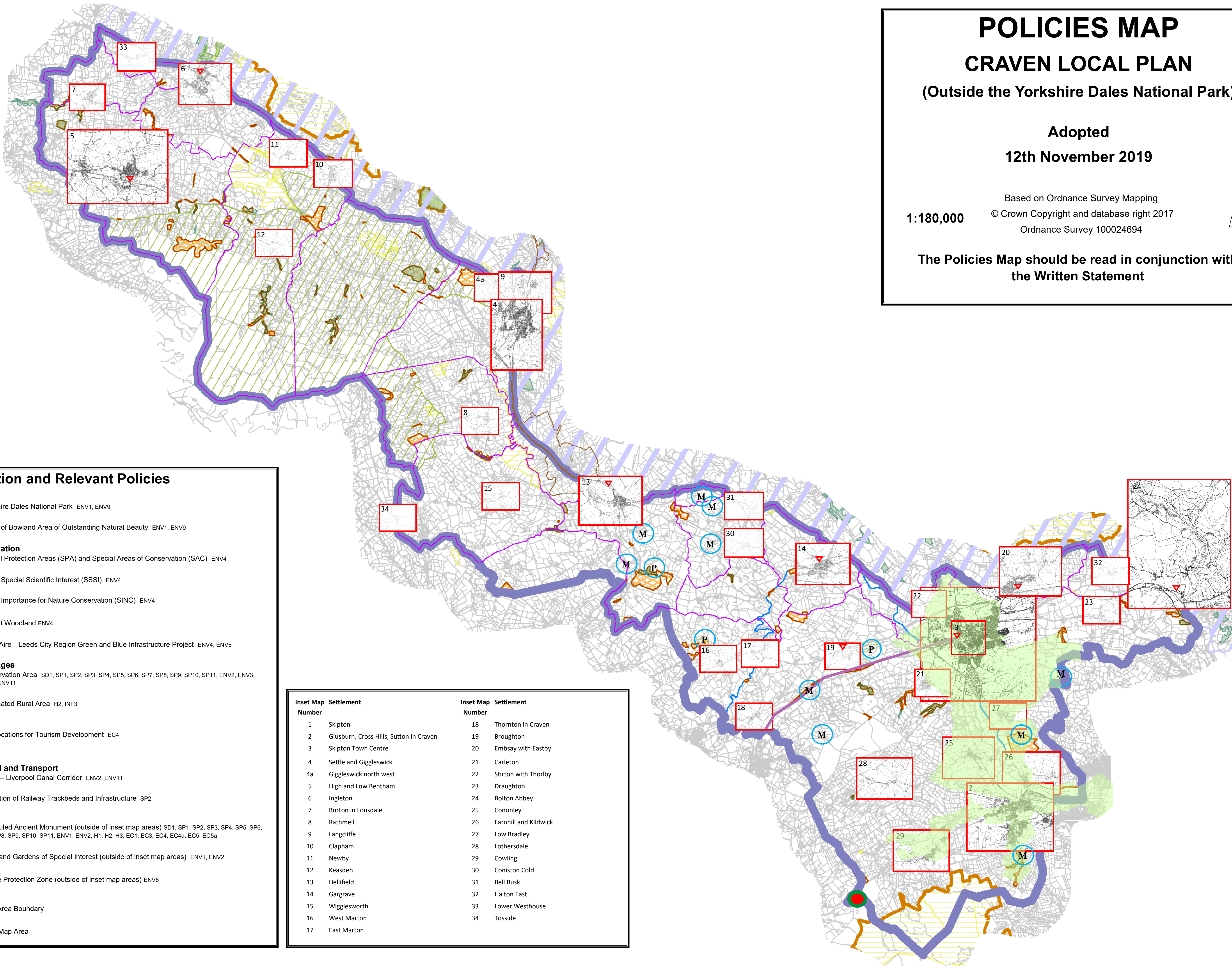
Safeguard Land and Transport

- Leeds – Liverpool Canal Corridor ENV2, ENV11
- Protection of Railway Trackbeds and Infrastructure SP2

Other

- Scheduled Ancient Monument (outside of inset map areas) SD1, SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV1, ENV2, H1, H2, H3, EC1, EC3, EC4, EC4a, EC5, EC5a
- Parks and Gardens of Special Interest (outside of inset map areas) ENV1, ENV2
- Source Protection Zone (outside of inset map areas) ENV8
- Plan Area Boundary
- Inset Map Area

Inset Map Number	Settlement	Inset Map Number	Settlement
1	Skipton	18	Thornton in Craven
2	Glusburn, Cross Hills, Sutton in Craven	19	Broughton
3	Skipton Town Centre	20	Embsay with Eastby
4	Settle and Giggleswick	21	Carleton
4a	Giggleswick north west	22	Stirton with Thorlby
5	High and Low Bentham	23	Draughton
6	Ingleton	24	Bolton Abbey
7	Burton in Lonsdale	25	Cononley
8	Rathmell	26	Farnhill and Kildwick
9	Langcliffe	27	Low Bradley
10	Clapham	28	Lothersdale
11	Newby	29	Cowling
12	Keasden	30	Coniston Cold
13	Hellifield	31	Bell Busk
14	Gargrave	32	Halton East
15	Wigglesworth	33	Lower Westhouse
16	West Marton	34	Tosside
17	East Marton		



INSET MAP 1
SKIPTON (1:20,000)
CRAVEN LOCAL PLAN

Adopted
12th November 2019

Based on Ordnance Survey Mapping
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Base map date: 13th January 2017




Inset Maps should be read in conjunction with the Written Statement

Key Notation and Relevant Policies

Landscape

 Yorkshire Dales National Park ENV1, ENV9

Nature Conservation

 Site of Importance for Nature Conservation (SINC) ENV4

 Ancient Woodland ENV4

Towns and Villages

Open Space, Civic Space, Sport and Recreation Facilities INF3

XX-LGS1 Local Green Space Designation ENV10

 Conservation Area SD1, SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV2, ENV3, ENV9, ENV11

Listed Buildings SD1, SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV2


 Designated Rural Area H2

Housing and Employment


XX001 Housing Allocation SD1, SP1, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, ENV8, ENV9, ENV10, ENV11, ENV12, H1, H2, INF1, INF3, INF4, INF6

 Green Infrastructure Provision on Housing Allocation SD1, SP1, SP3, SP4, SP5, SP6, SP7, SP9, SP10, SP11, ENV5

Existing Green Infrastructure Commitment ENV5

 Existing Housing Commitment SP1

xx001	Employment Allocation SD1, SP2, SP4, SP5, SP9, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, ENV8, ENV9, ENV11, ENV12, EC1, INF1, INF3, INF4
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 Green Infrastructure Provision on Employment Allocation SD1, SP2, SP4, SP5, ENV5,


 Existing Employment Area SP2, EC2


xx001	Mixed Use Opportunity Regeneration Area	SP5, SP6, EC5
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 Primary Retail Area for Skipton EC5, EC5A

 Town Centre Boundary for Skipton EC5, EC5A

Educational Provision

 Primary School Provision INF6

 Primary School Provision (new primary school to be provided on 1.8ha of the total site area) INF6

Tourism

 Key Locations for Tourism Development EC4

Safeguard Land and Transport


Leeds – Liverpool Canal Corridor ENV2, ENV11

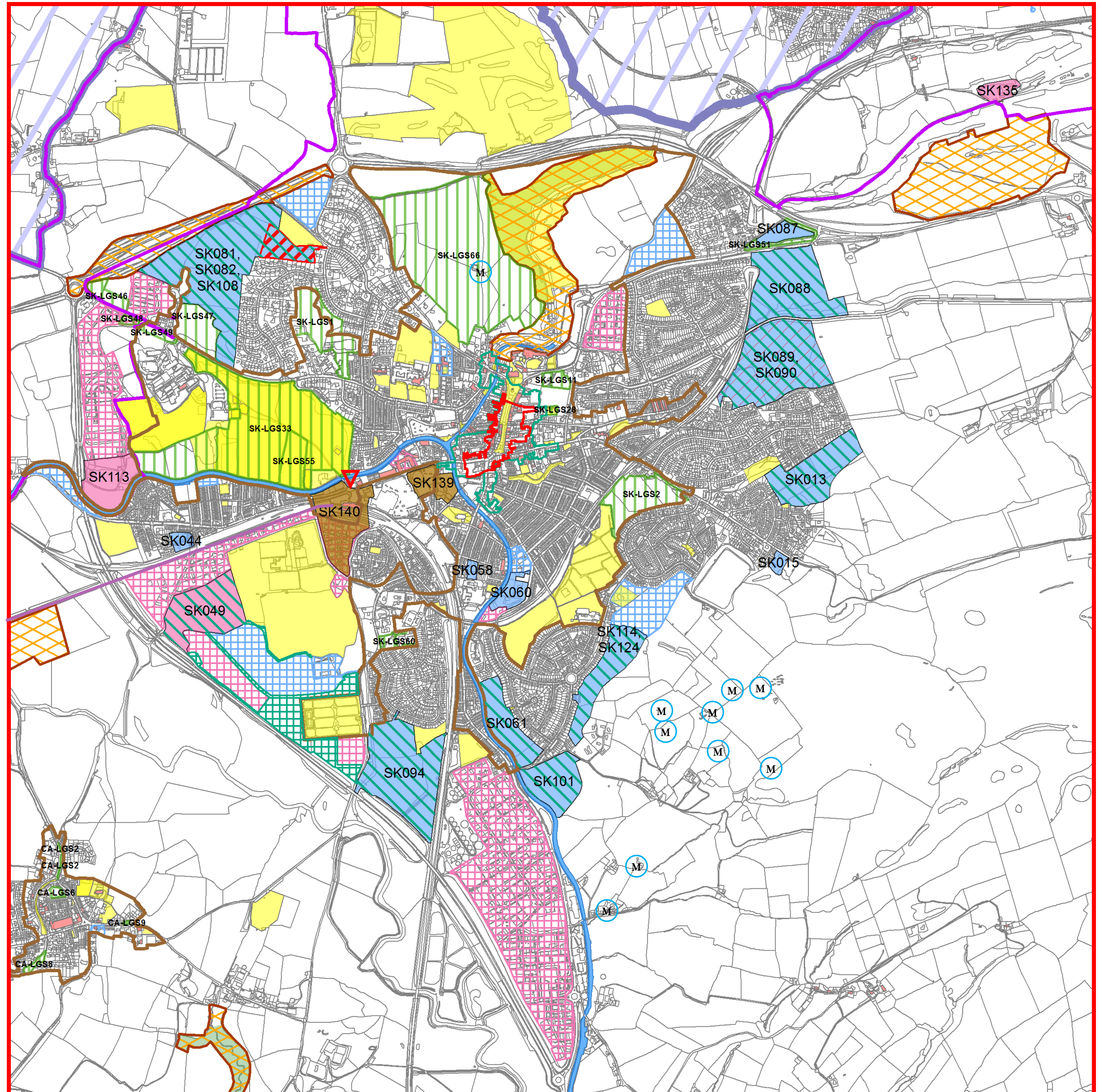
Protection of Railway Trackbeds and Infrastructure SP2

M Scheduled Ancient Monument SD1, SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV1, ENV2, H1, H2, H3, EC1, EC3, EC4, EC4A, EC5, EC5A

Other

 Plan Area Boundary

 Inset Map Area



INSET MAP 2

GLUSBURN, CROSS HILLS, SUTTON IN CRAVEN

CRAVEN LOCAL PLAN

Adopted

12th November 2019

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Ordnance Survey 100024694
Base map date: 13th January 2017

Inset Maps should be read in conjunction with the Written Statement

Key Notation and Relevant Policies

Landscape

Green Wedge ENV13

Nature Conservation

Site of Importance for Nature Conservation (SINC) ENV4

Ancient Woodland ENV4

Towns and Villages

Open Space, Civic Space, Sport and Recreation Facilities INF3

Local Green Space Designation ENV10

Conservation Area SD1, SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV2, ENV3, ENV9, ENV11

Listed Buildings SD1, SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV2

Housing and Employment

Housing Allocation SD1, SP1, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, ENV8, ENV9, ENV10, ENV11, ENV12, H1, H2, INF1, INF3, INF4, INF6

Heritage Led Housing Development Allocation SP8

Green Infrastructure Provision on Heritage Led Housing Development Allocation SD1, SP1, SP3, SP4, SP8, ENV5

Existing Housing Commitment SP1

Existing Employment Area SP2, EC2

District Centre Boundary for Cross Hills EC5, EC5A

Safeguard Land and Transport

Leeds – Liverpool Canal Corridor ENV2, ENV11

Site of Former Cross Hills Railway Station SP2

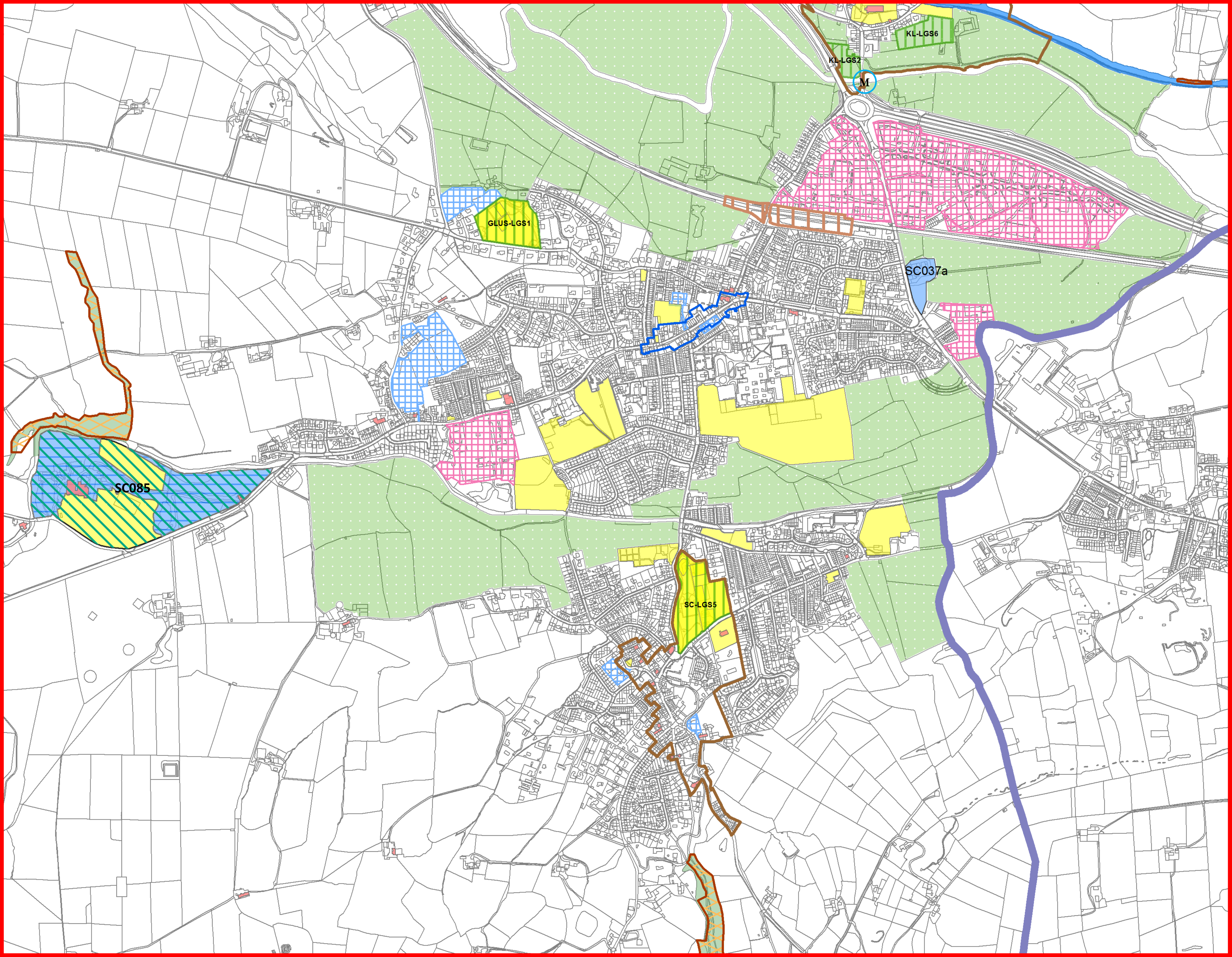
Scheduled Ancient Monument SD1, SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV1, ENV2, H1, H2, H3, EC1, EC3, EC4, EC4A, EC5, EC5A

Other

Plan Area Boundary

Inset Map Area

INSET MAP No. 2: GLUSBURN, CROSS HILLS, SUTTON IN CRAVEN (1:12000)



INSET MAP 3

SKIPTON TOWN CENTRE (1:6000)

CRAVEN LOCAL PLAN

Adopted

12th November 2019

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Key Notation and Relevant Policies

Nature Conservation

Site of Importance for Nature Conservation (SINC) ENV4

Towns and Villages

Open Space, Civic Space, Sport and Recreation Facilities INF3

Local Green Space Designation ENV10

Conservation Area SD1, SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV2, ENV3, ENV9, ENV11

Listed Buildings SD1, SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV2

Housing and Employment

Housing Allocation SD1, SP1, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, ENV8, ENV9, ENV10, ENV11, ENV12, H1, H2, INF1, INF3, INF4, INF6

Green Infrastructure Provision on Housing Allocation SD1, SP1, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV5

Existing Housing Commitment SP1

Existing Employment Area SP2, EC2

Mixed Use Opportunity Regeneration Area SP5, SP6, EC5

Primary Retail Area for Skipton EC5, EC5A

Town Centre Boundary for Skipton EC5, EC5A

Tourism

Key Locations for Tourism Development EC4

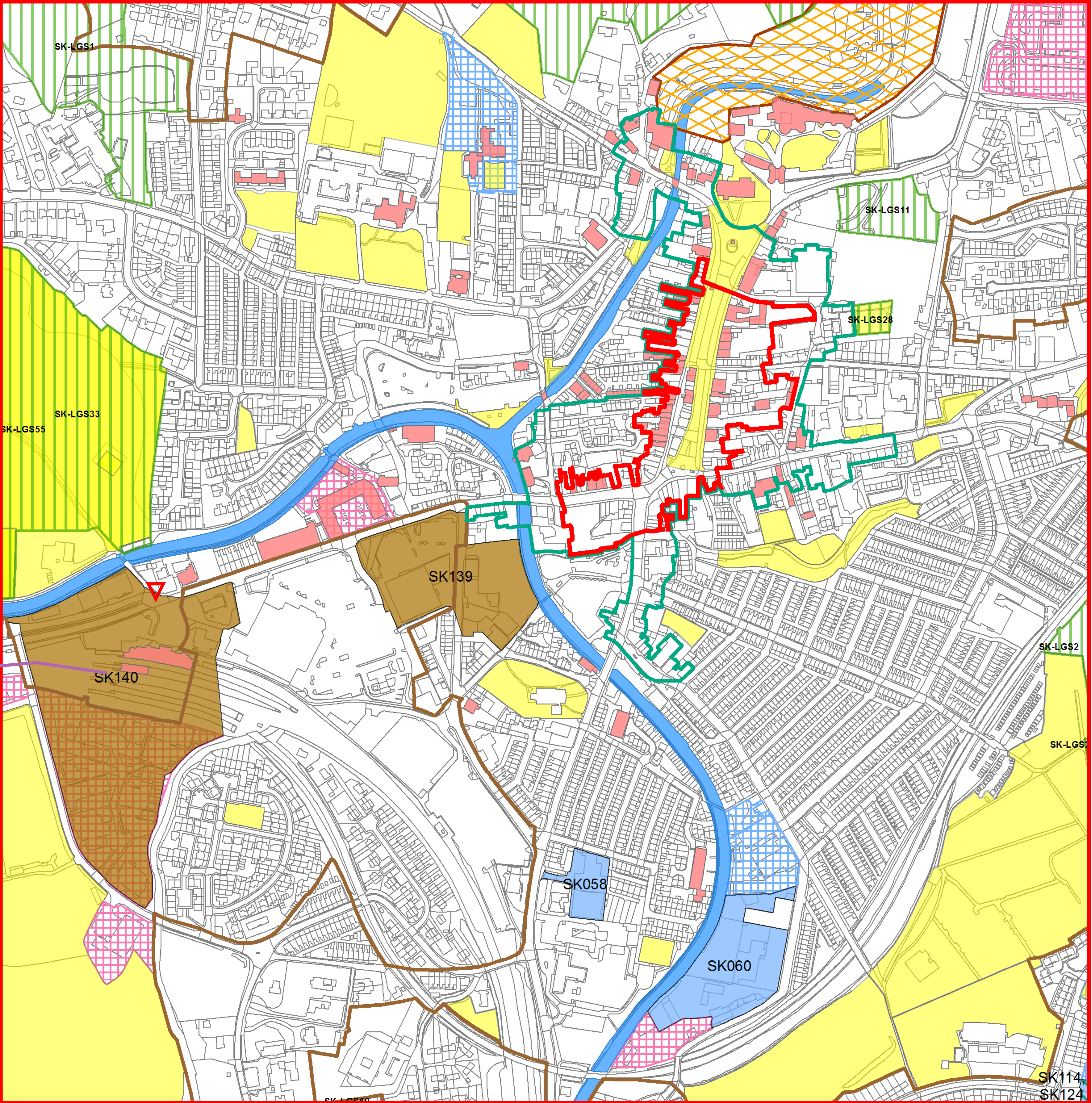
Safeguard Land and Transport

Leeds – Liverpool Canal Corridor ENV2, ENV11

Protection of Railway Trackbeds and Infrastructure SP2

Other

Inset Map Area



INSET MAPS 4, 4a & 5

SETTLE, GIGGLESWICK, HIGH AND LOW BENTHAM

CRAVEN LOCAL PLAN

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Key Notation and Relevant Policies

Landscape

Yorkshire Dales National Park ENV1, ENV9

Area of Outstanding Natural Beauty ENV1, ENV9

Green Wedge ENV13

Nature Conservation

Site of Special Scientific Interest (SSSI) ENV4

Site of Importance for Nature Conservation (SINC) ENV4

Ancient Woodland ENV4

Towns and Villages

Open Space, Civic Space, Sport and Recreation Facilities INF3

Local Green Space Designation ENV10

Conservation Area SD1, SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV2, ENV3, ENV9, ENV11

Listed Buildings SD1, SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV2

Designated Rural Area H2

Housing and Employment

xx001

Housing Allocation SD1, SP1, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, ENV8, ENV9, ENV10, ENV11, ENV12, H1, H2, INF1, INF3, INF4, INF6

Green Infrastructure Provision on Housing Allocation SD1, SP1, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV5

Existing Green Infrastructure Water Meadow Commitment SP1, SP3, SP4, SP6, ENV5

Existing Housing Commitment SP1

xx001

Mixed Use Employment-led Allocation SD1, SP1, SP2, SP3, SP4, SP6, EC1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, ENV8, ENV9, ENV11, ENV12, H2, H4, INF1, INF3, INF4

Green Infrastructure Provision on Mixed Use Employment-led Allocation SD1, SP1, SP2, SP3, SP4, SP6, EC1, ENV5

Existing Employment Area SP2, EC2

xx001

Mixed Use Opportunity Regeneration Area SP5, SP6, EC5

Town Centre Boundary for Settle EC5, EC5A

District Centre Boundary for High Bentham EC5, EC5A

Educational Provision

Primary School Provision (extension to school to be provided on 0.3 ha on the eastern part of the site) INF6

Tourism

Key Locations for Tourism Development EC4

Safeguard Land

M

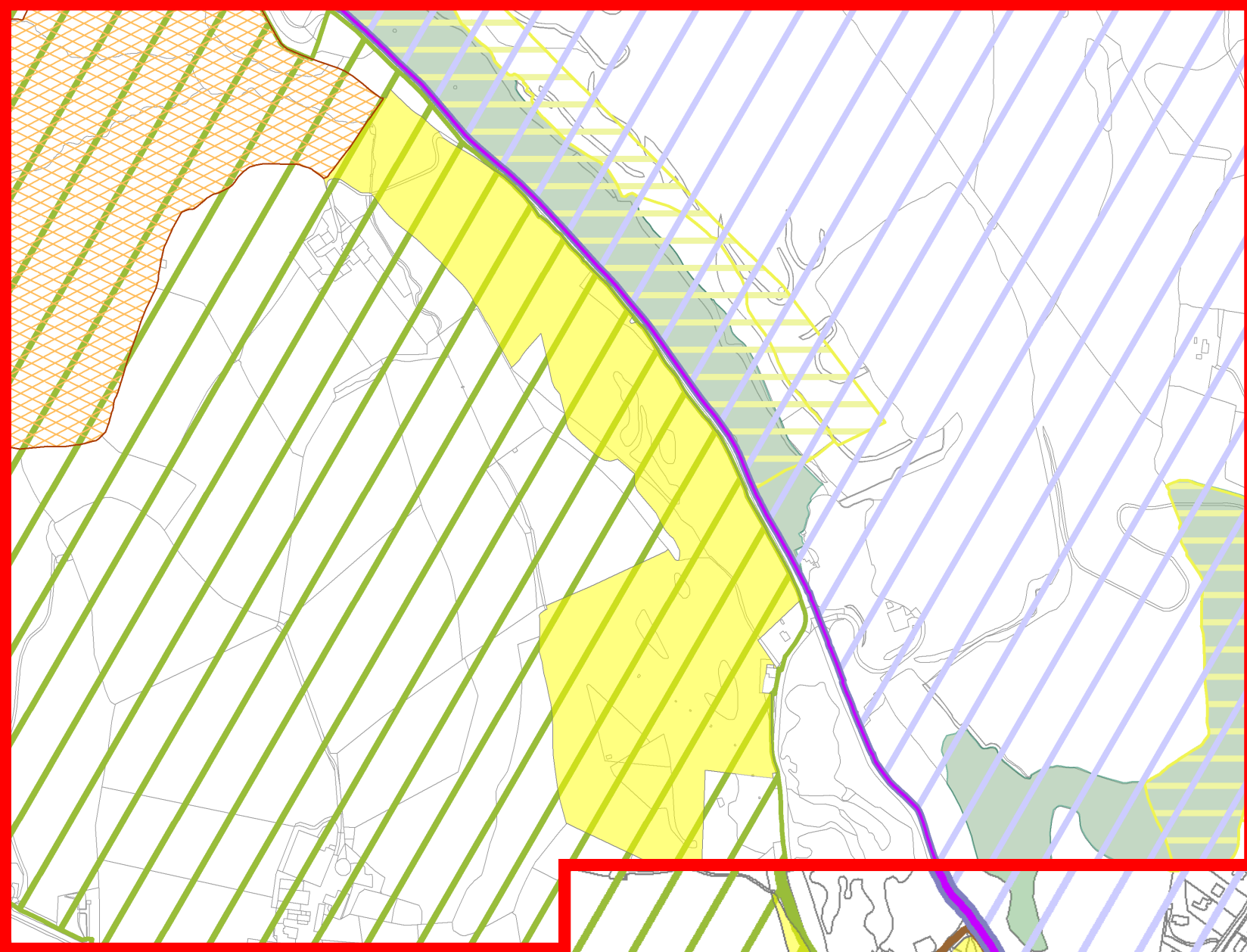
Scheduled Ancient Monument SD1, SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV1, ENV2, H1, H2, H3, EC1, EC3, EC4, EC4A, EC5, EC5A

Other

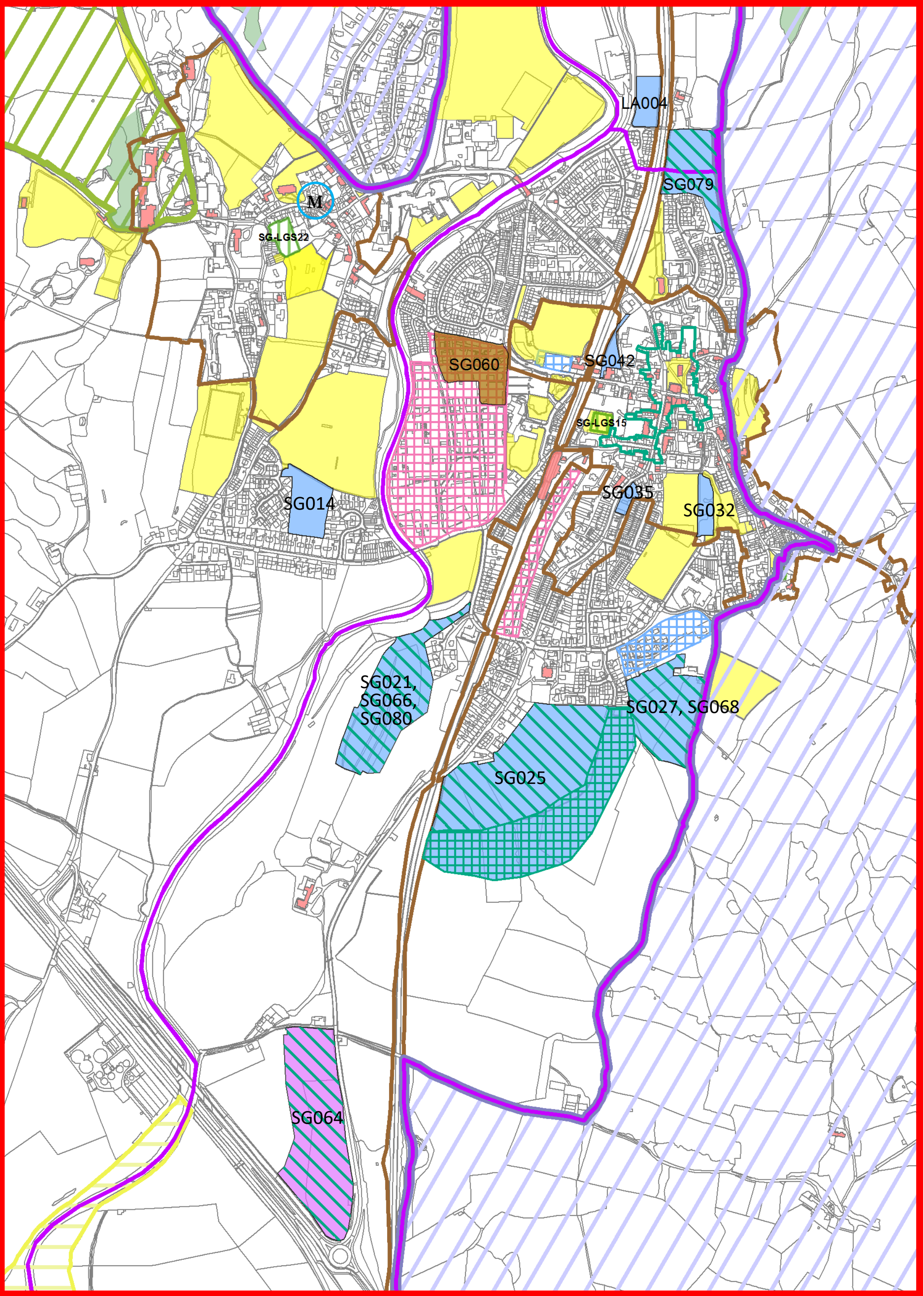
Plan Area Boundary

Inset Map Area

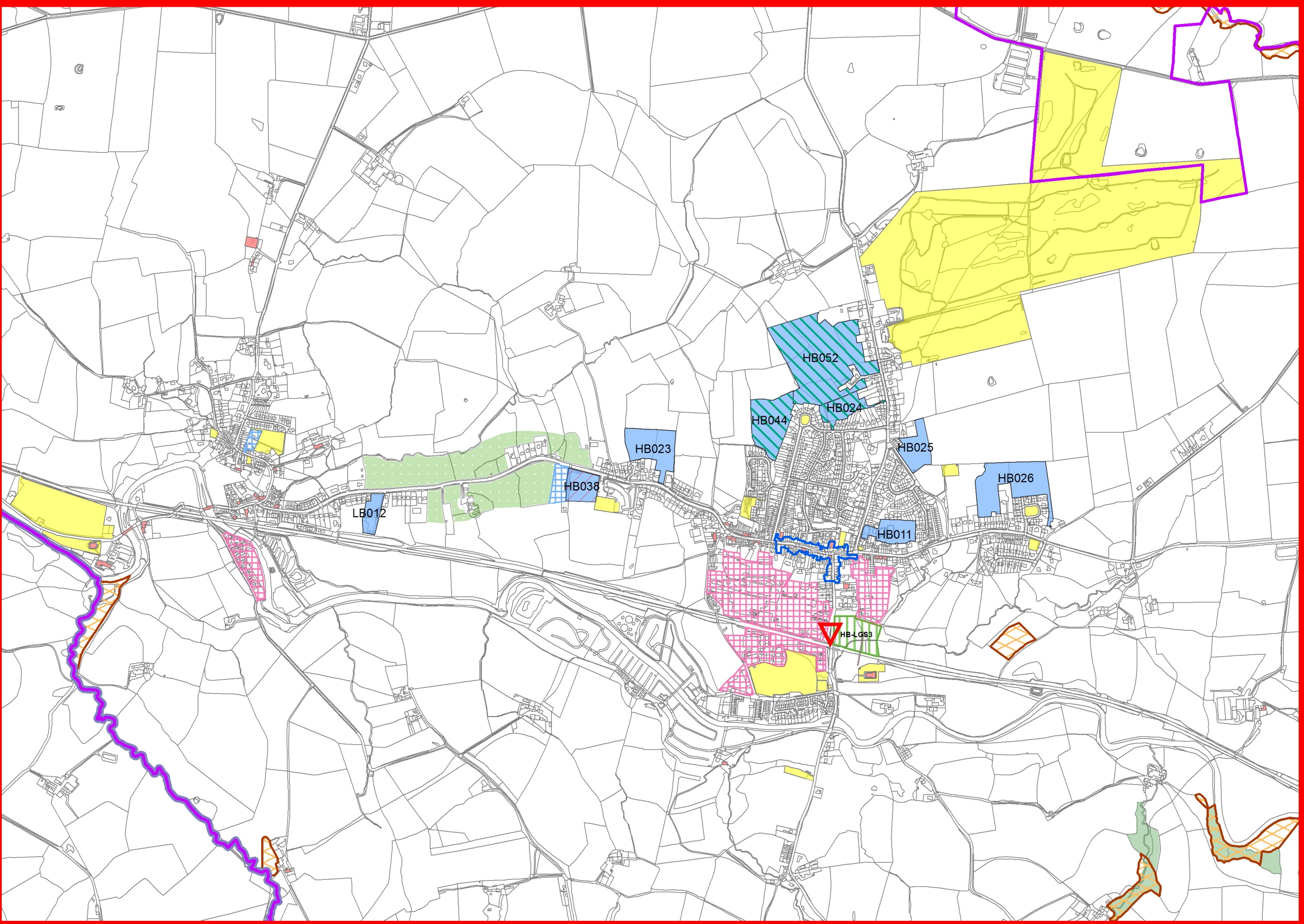
INSET MAP No. 4a: GIGGLESWICK NORTH WEST (1:12500)



INSET MAP No. 4: SETTLE AND GIGGLESWICK (1:12500)



INSET MAP No. 5: HIGH AND LOW BENTHAM (1:13000)



INSET MAPS 6—12

INGLETON, BURTON-IN-LONSDALE, RATHMELL, LANGCLIFFE,
CLAPHAM, NEWBY, KEASDEN

CRAVEN LOCAL PLAN

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Key Notation and Relevant Policies

Landscape

- Yorkshire Dales National Park ENV1, ENV9
- Area of Outstanding Natural Beauty ENV1, ENV9

Nature Conservation

- Site of Special Scientific Interest (SSSI) ENV4
- Site of Importance for Nature Conservation (SINC) ENV4
- Ancient Woodland ENV4

Towns and Villages

- Open Space, Civic Space, Sport and Recreation Facilities INF3
- Local Green Space Designation ENV10
- Conservation Area SD1, SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV2, ENV3, ENV9, ENV11
- Listed Buildings SD1, SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV2
- Designated Rural Area H2

Housing and Employment

- Housing Allocation SD1, SP1, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, ENV8, ENV9, ENV10, ENV11, ENV12, H1, H2, INF1, INF3, INF4, INF6
- Green Infrastructure Provision on Housing Allocation SD1, SP1, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV5
- Existing Housing Commitment SP1
- Employment Allocation SD1, SP2, SP4, SP5, SP9, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, ENV8, ENV9, ENV11, ENV12, EC1, INF1, INF3, INF4
- Existing Employment Area SP2, EC2
- Local Centre Boundary for Ingleton EC5, EC5A

Tourism

- Key Locations for Tourism Development EC4

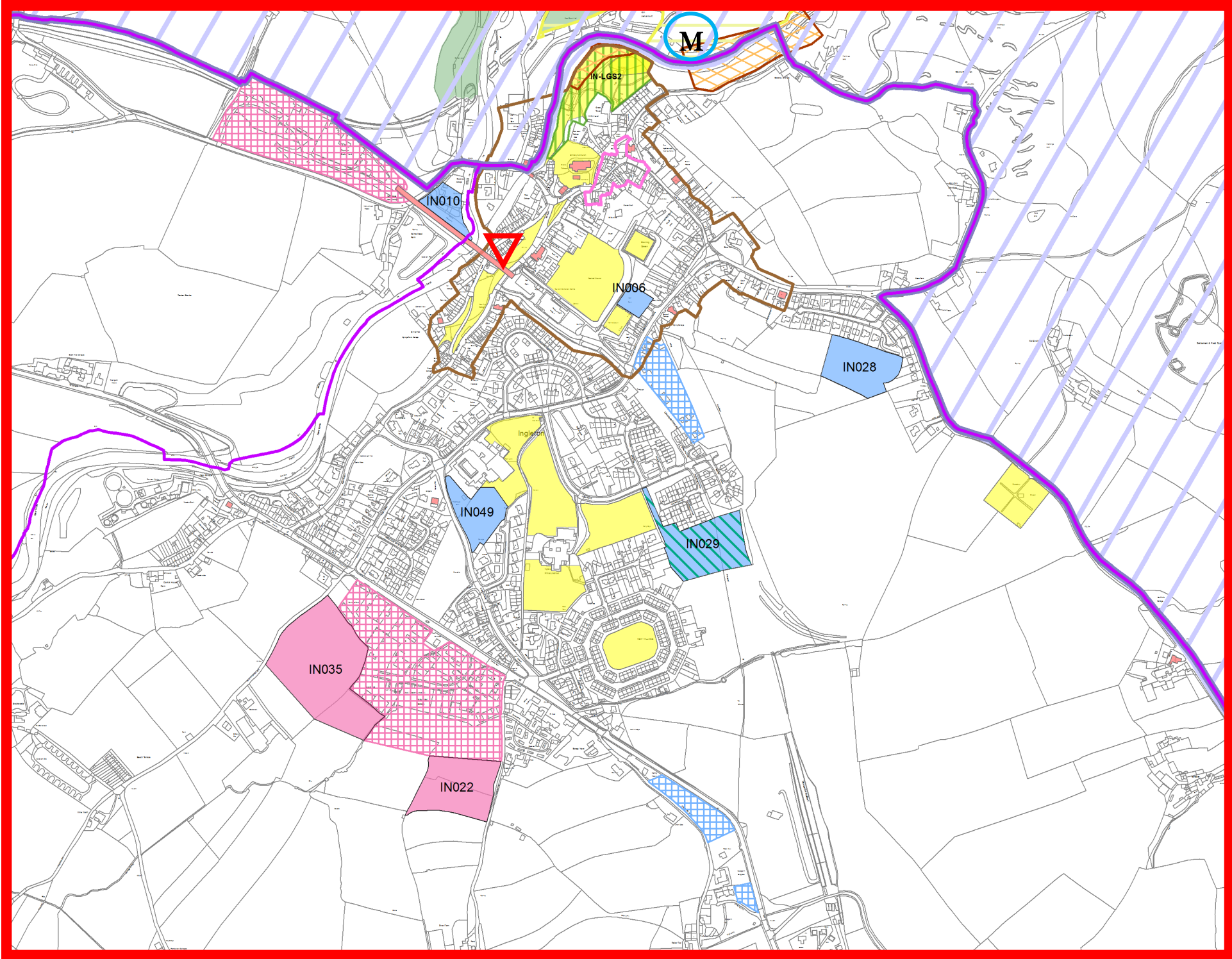
Safeguard Land

- Scheduled Ancient Monument SD1, SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV1, ENV2, H1, H2, H3, EC1, EC3, EC4, EC4A EC5, EC5A

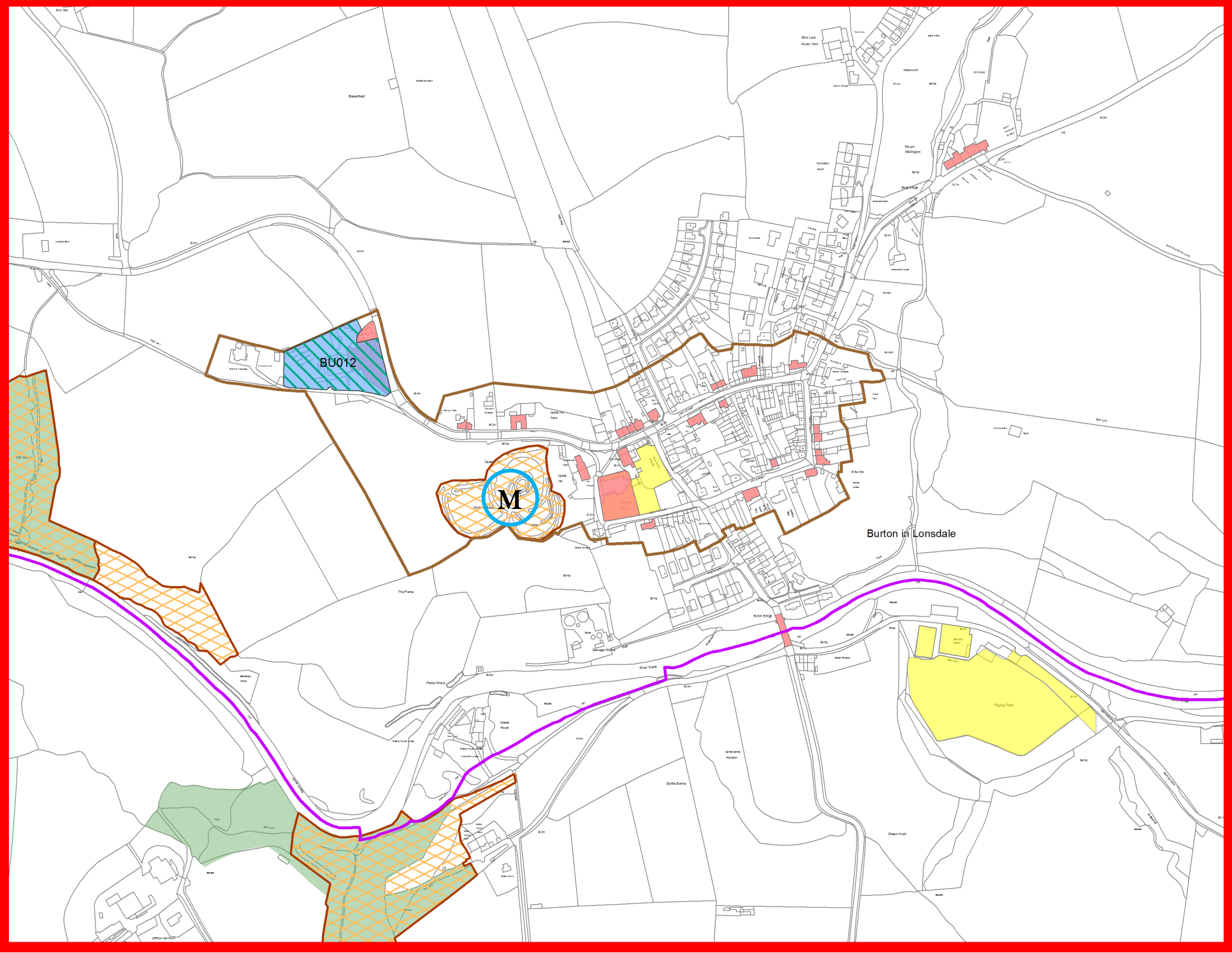
Other

- Plan Area Boundary
- Inset Map Area

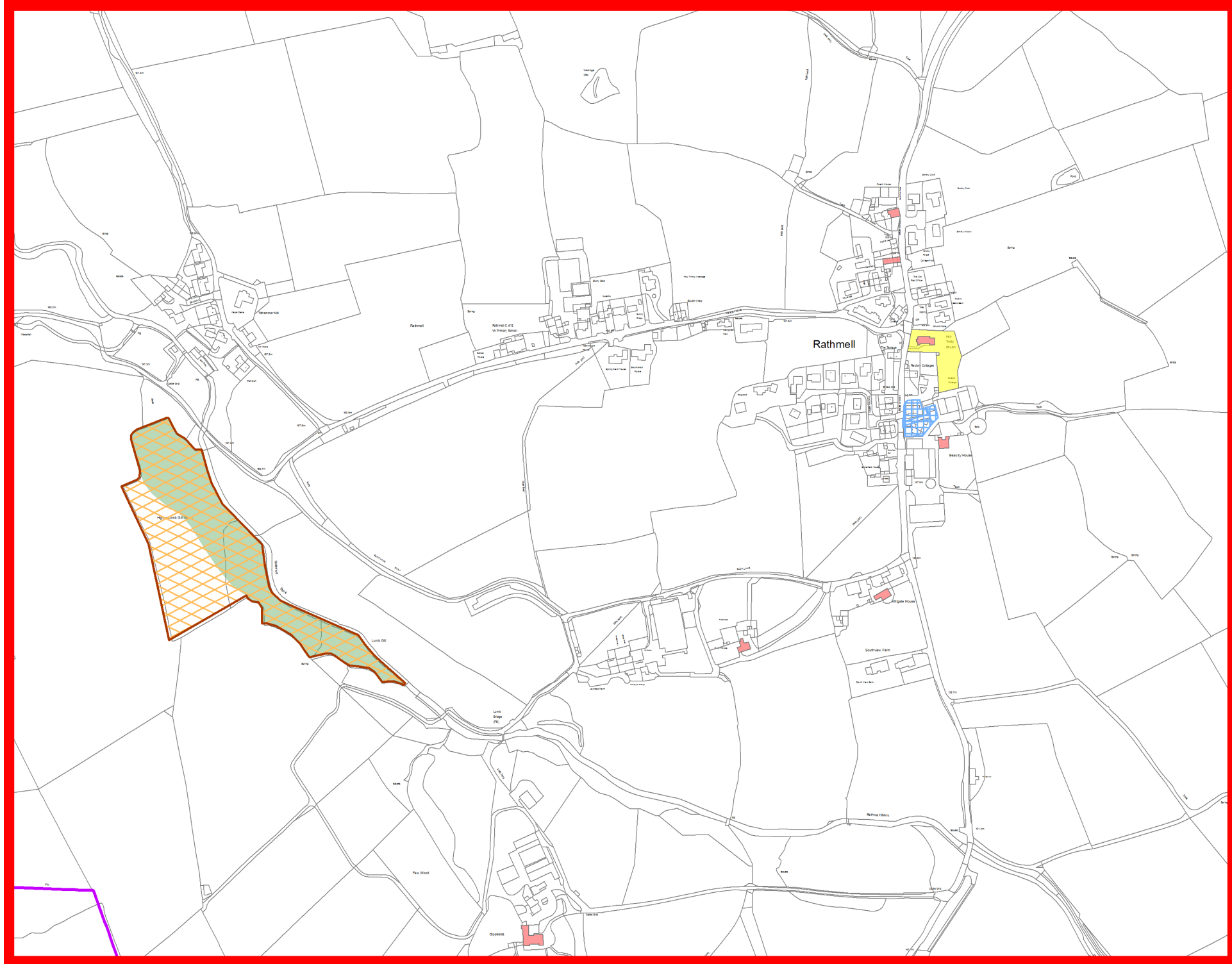
INSET MAP No. 6: INGLETON (1:7500)



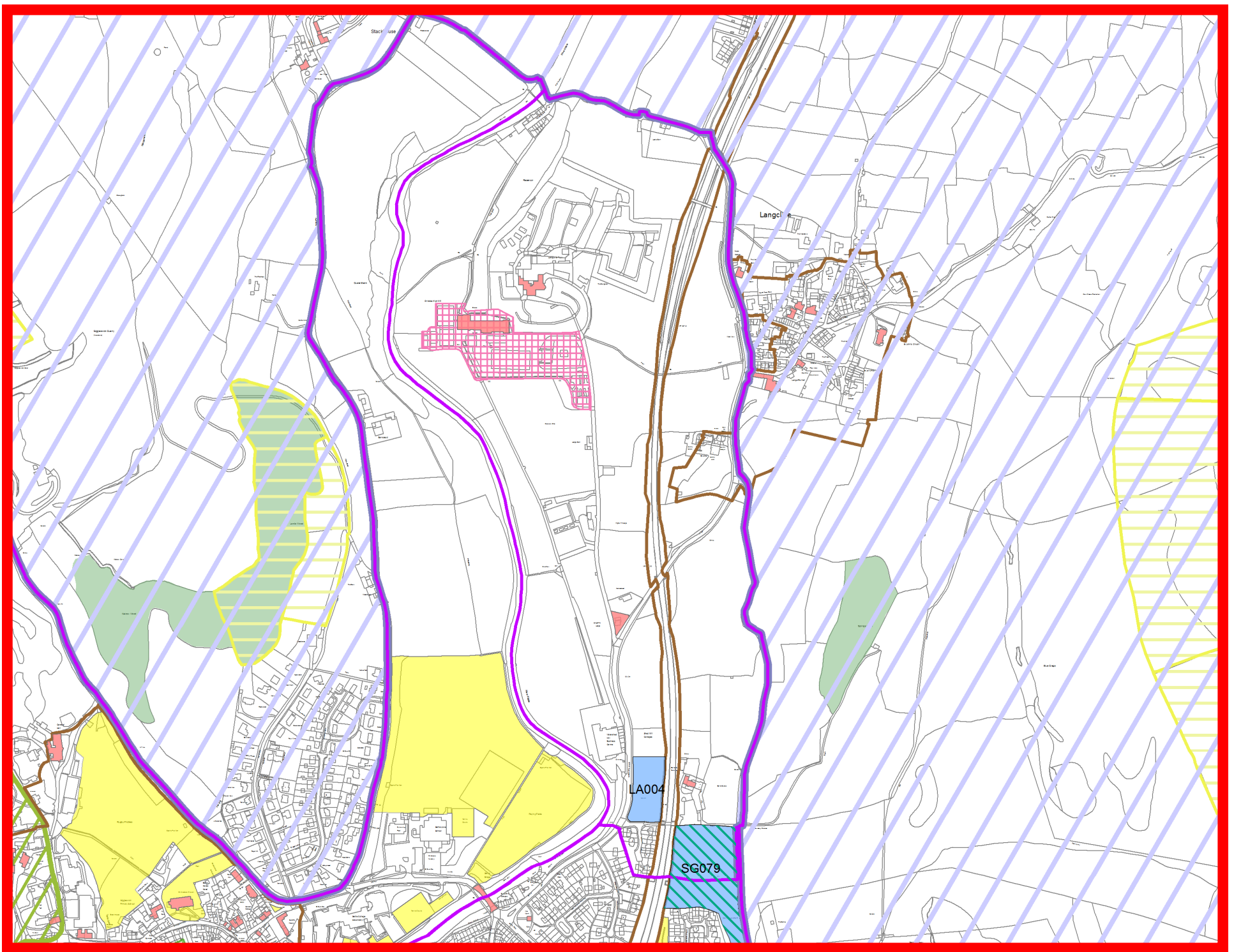
INSET MAP No. 7: BURTON IN LONSDALE (1:5000)



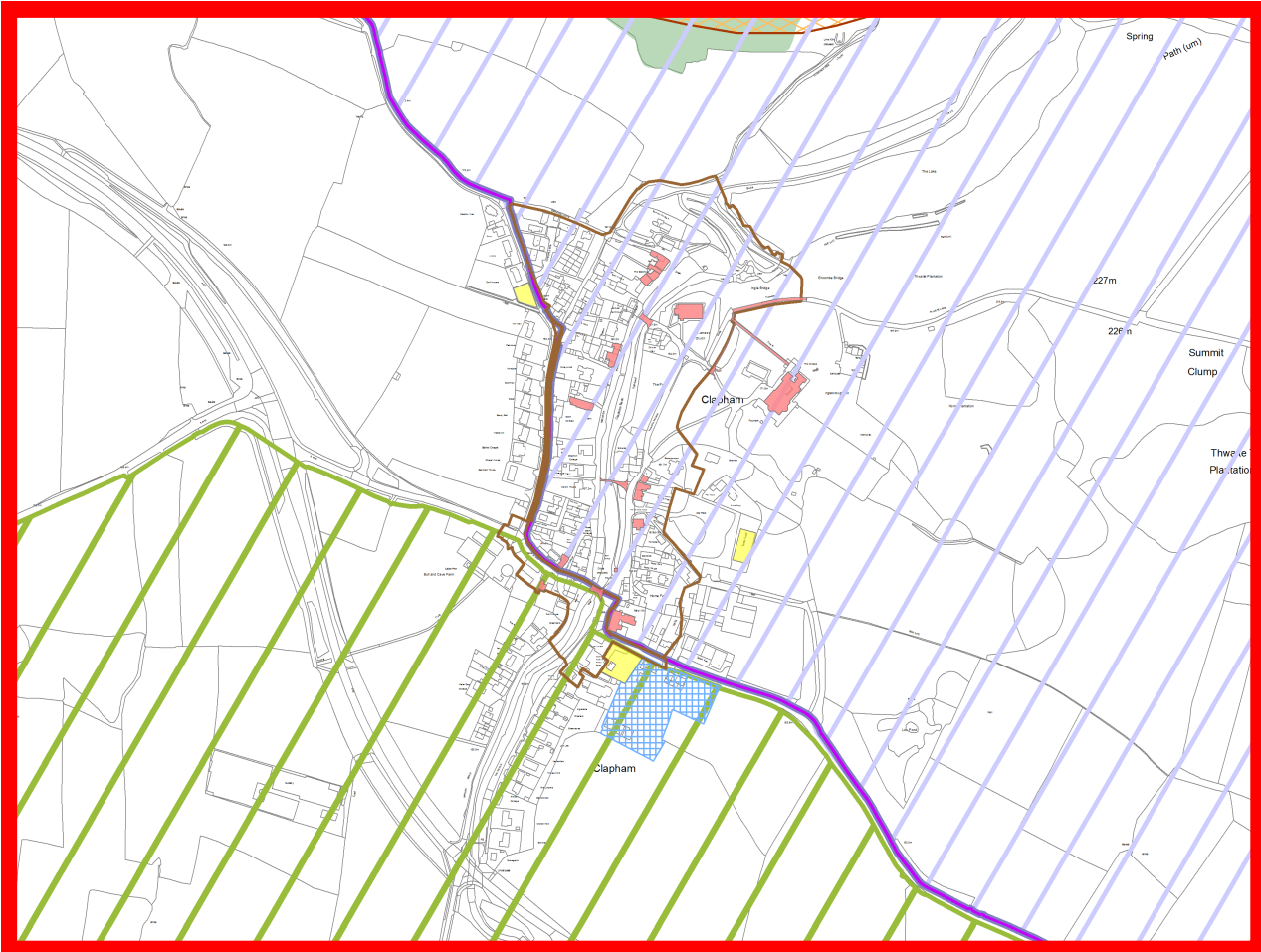
INSET MAP No. 8: RATHMELL (1:5000)



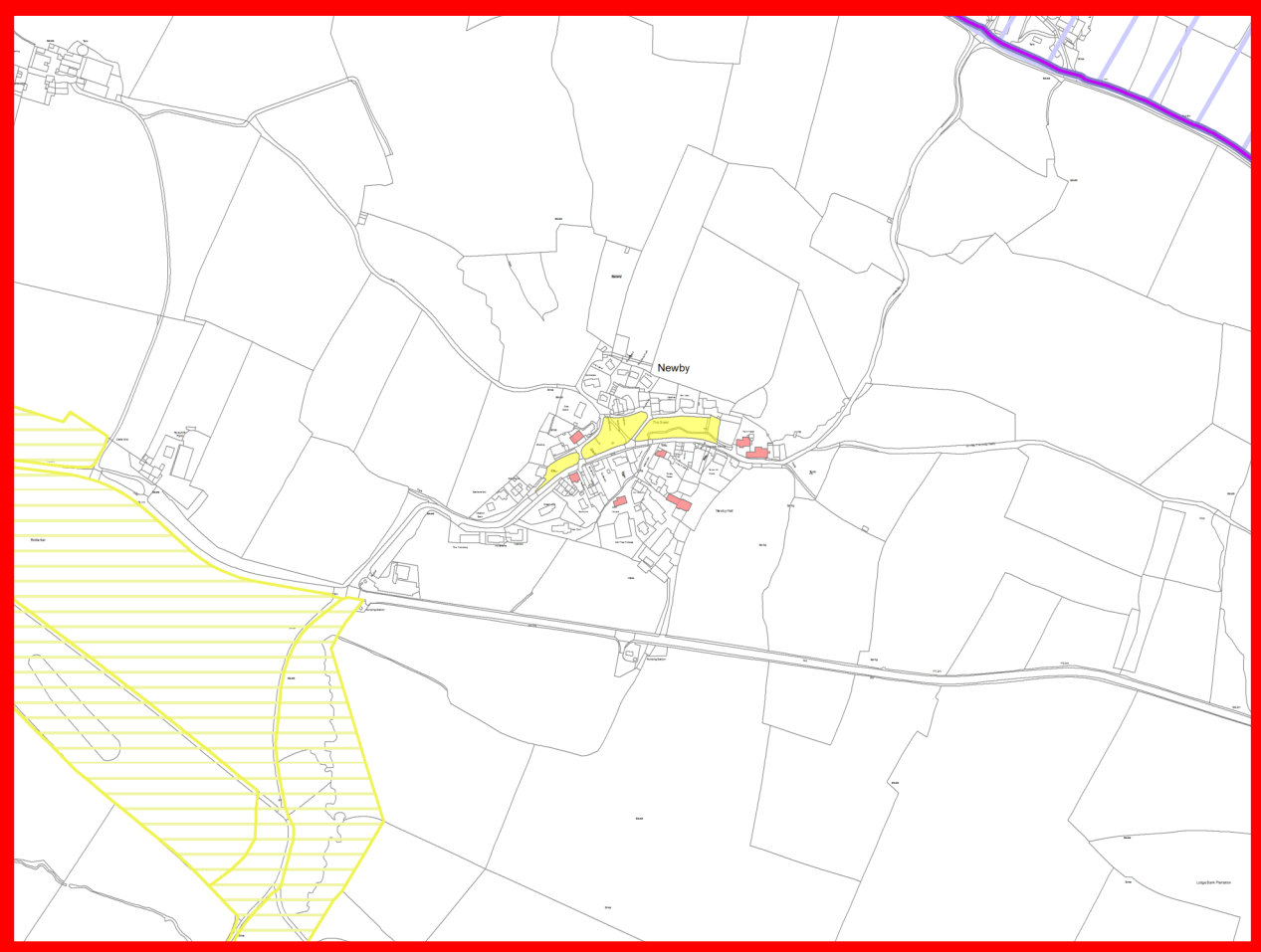
INSET MAP No. 9: LANGCLIFFE (1:7500)



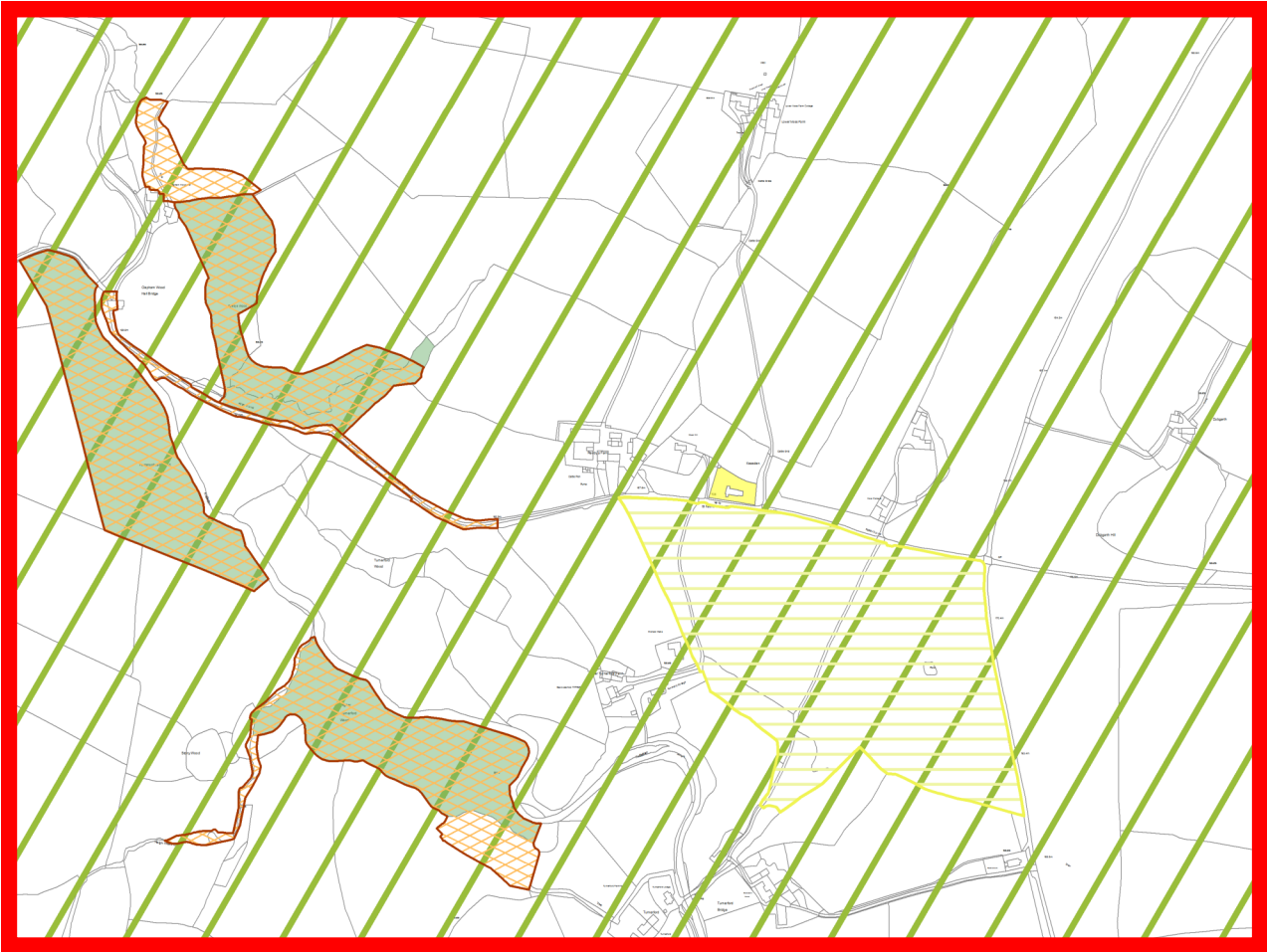
INSET MAP No. 10: CLAPHAM (1:5000)



INSET MAP No. 11: NEWBY (1:5000)



INSET MAP No. 12: KEASDEN (1:5000)



INSET MAPS 13—19

HELLIFIELD, GARGRAVE, WIGGLESWORTH, WEST MARTON, EAST MARTON, THORNTON IN CRAVEN, BROUGHTON

CRAVEN LOCAL PLAN

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Key Notation and Relevant Policies

Landscape

Yorkshire Dales National Park ENV1, ENV9

Nature Conservation

Site of Special Scientific Interest (SSSI) ENV4

Site of Importance for Nature Conservation (SINC) ENV4

Towns and Villages

Open Space, Civic Space, Sport and Recreation Facilities INF3

Local Green Space Designation ENV10

Conservation Area SD1, SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV2, ENV3, ENV9, ENV11

Listed Buildings SD1, SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV2

Designated Rural Area H2

Housing and Employment

Housing Allocation SD1, SP1, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, ENV8, ENV9, ENV10, ENV11, ENV12, H1, H2, INF1, INF3, INF4, INF6

Green Infrastructure Provision on Housing Allocation SD1, SP1, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV5

Existing Housing Commitment SP1

Existing Employment Area SP2, EC2

Tourism

Key Locations for Tourism Development EC4

Tourism Development Commitment EC4B

Approved Operational Development EC4B

Safeguard Land and Transport

Leeds – Liverpool Canal Corridor ENV2, ENV11

Protection of Railway Trackbeds and Infrastructure SP2

Scheduled Ancient Monument SD1, SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV1, ENV2, H1, H2, H3, EC1, EC3, EC4, EC4A EC5, EC5A

Parks and Gardens of Special Interest ENV1, ENV2

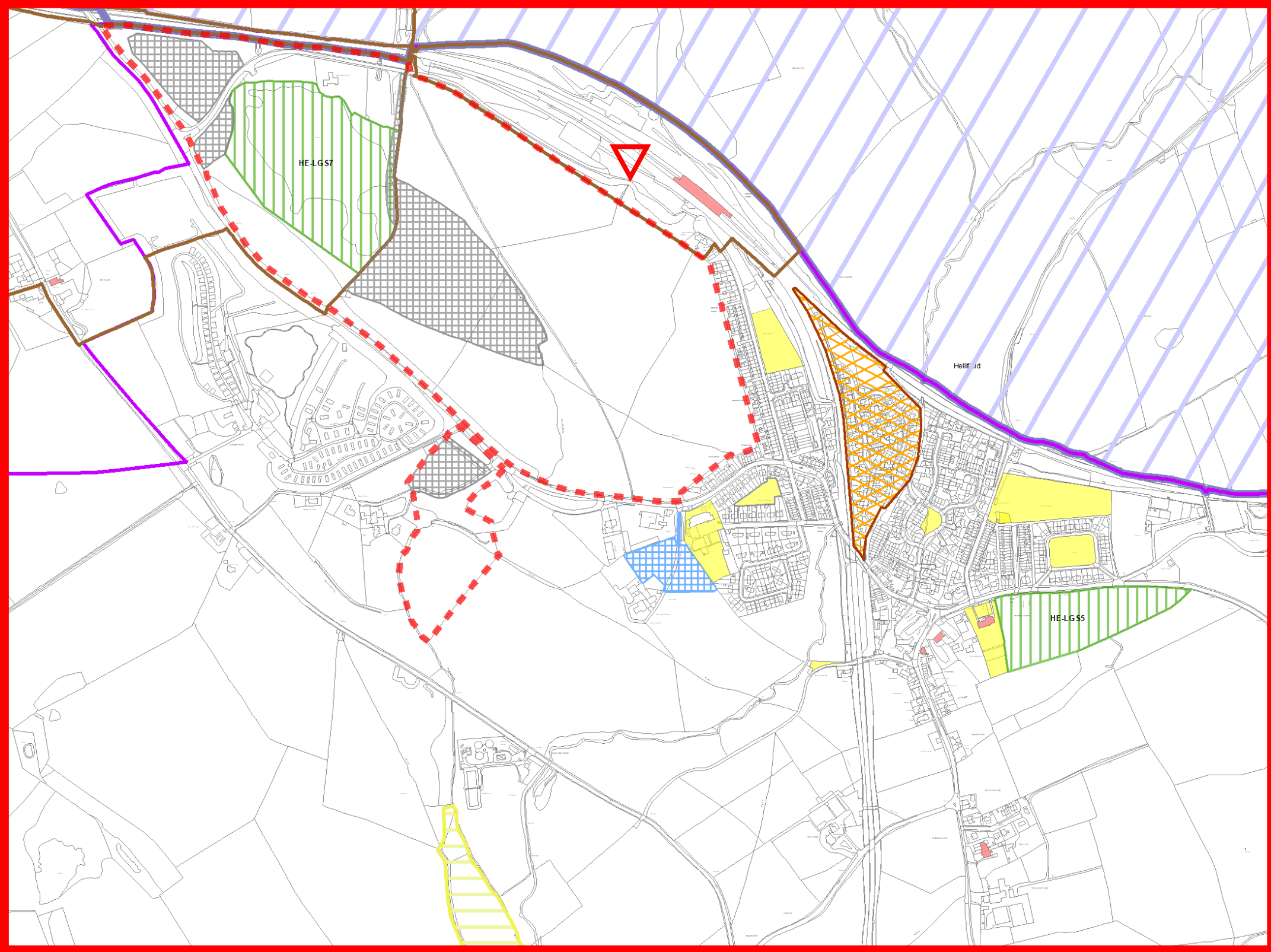
Source Protection Zone ENV8

Other

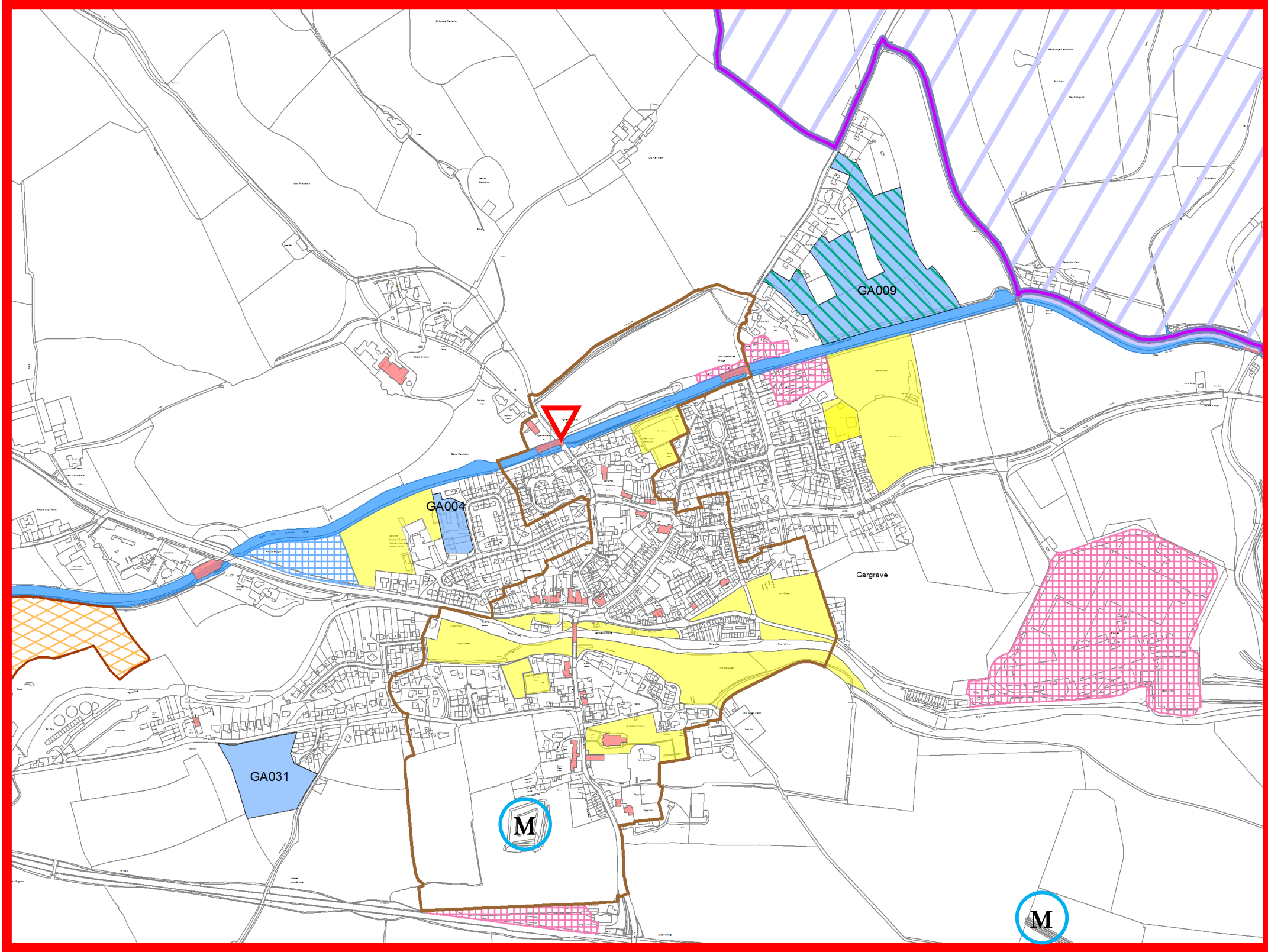
Plan Area Boundary

Inset Map Area

INSET MAP No. 13: HELLIFIELD (1:8500)



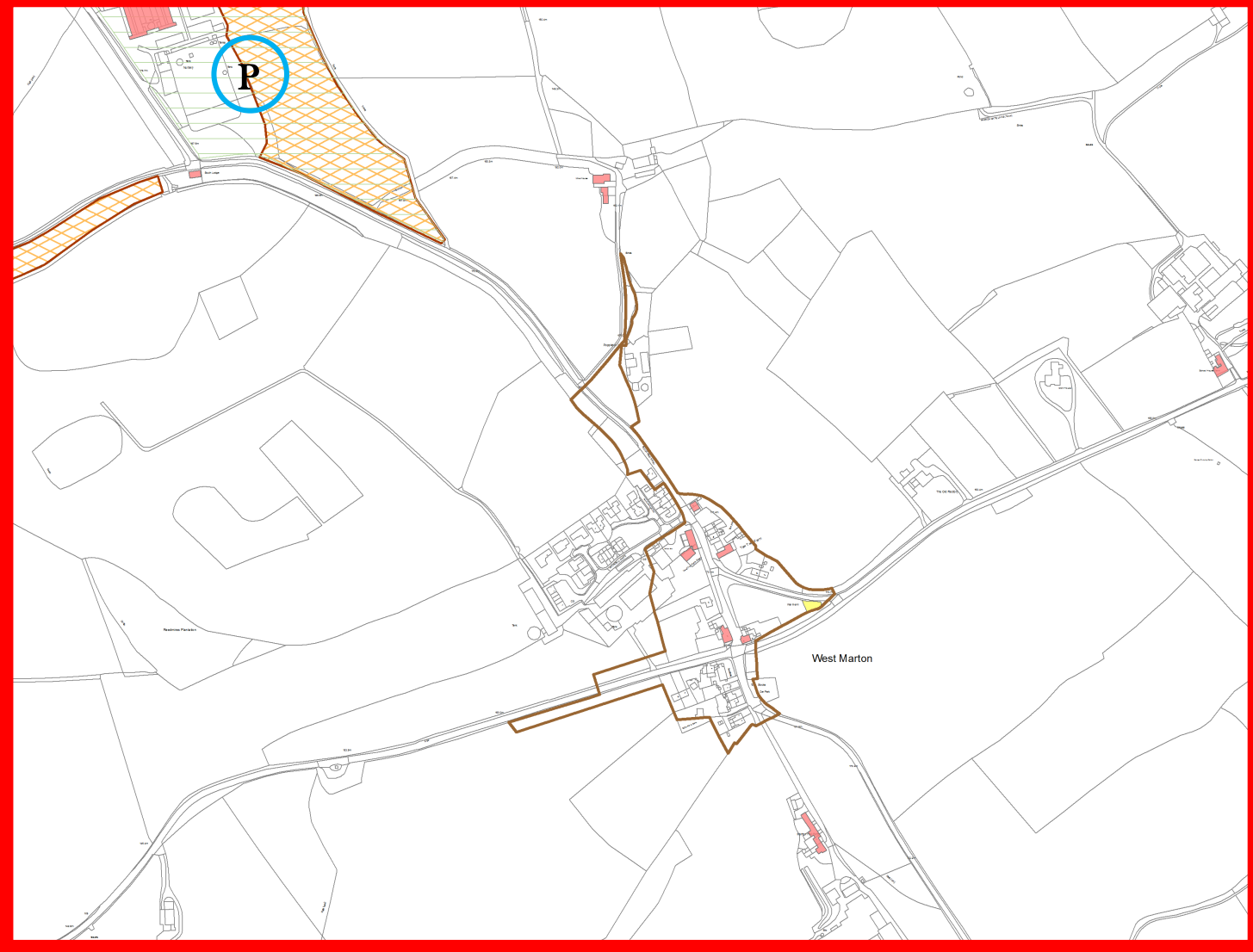
INSET MAP No. 14: GARGRAVE (1:7500)



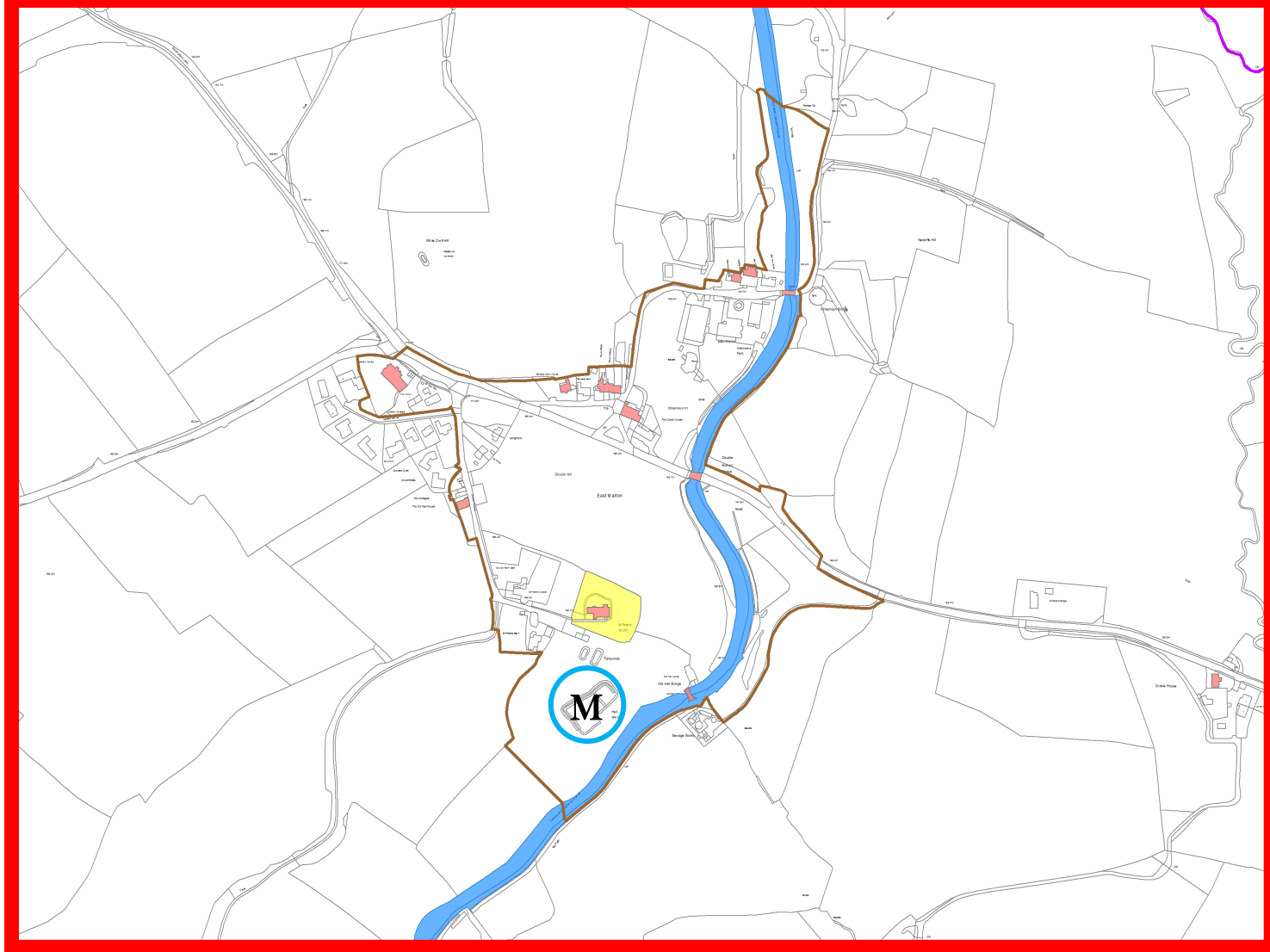
INSET MAP No. 15: WIGGLESWORTH (1:5000)



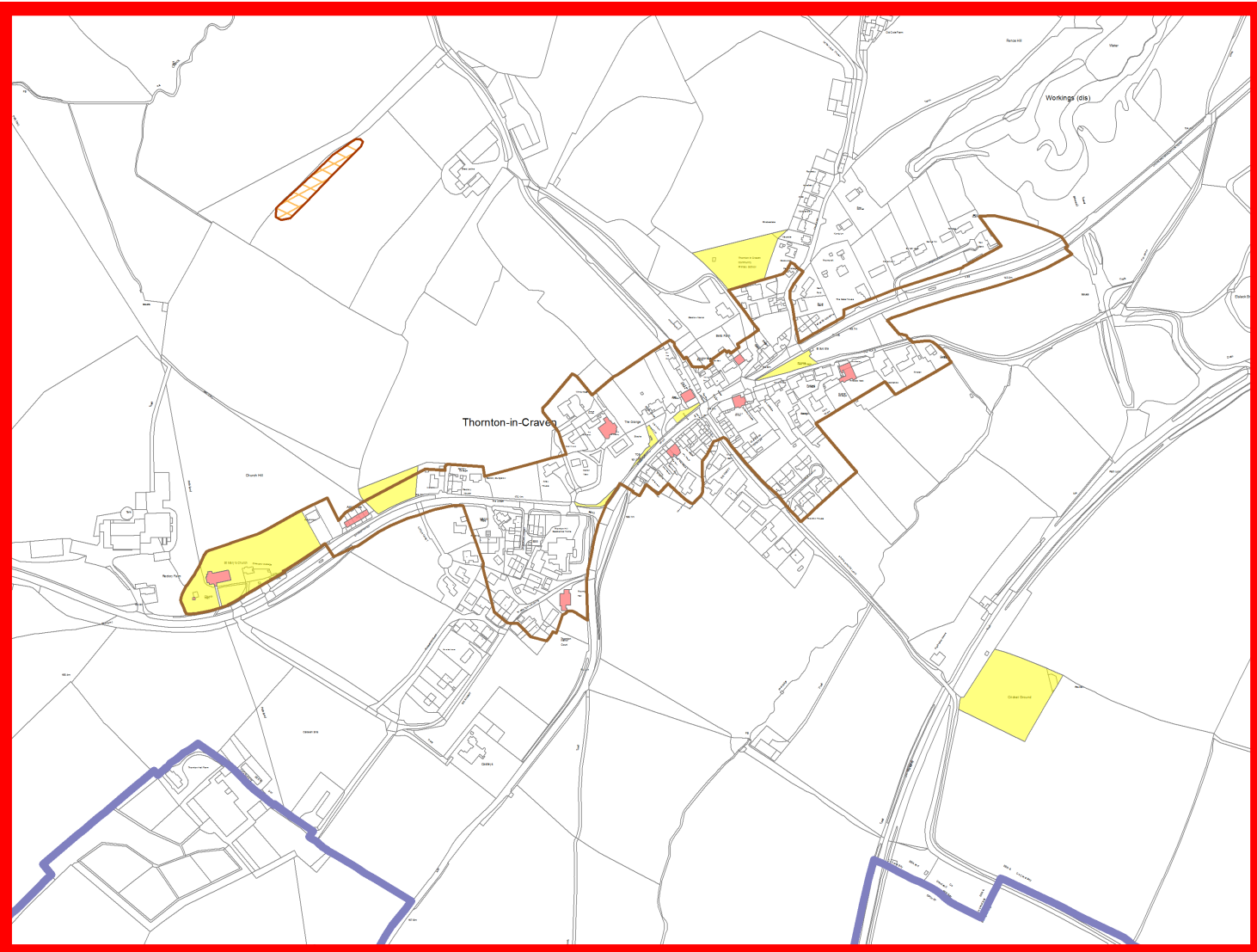
INSET MAP No. 16: WEST MARTON (1:5000)



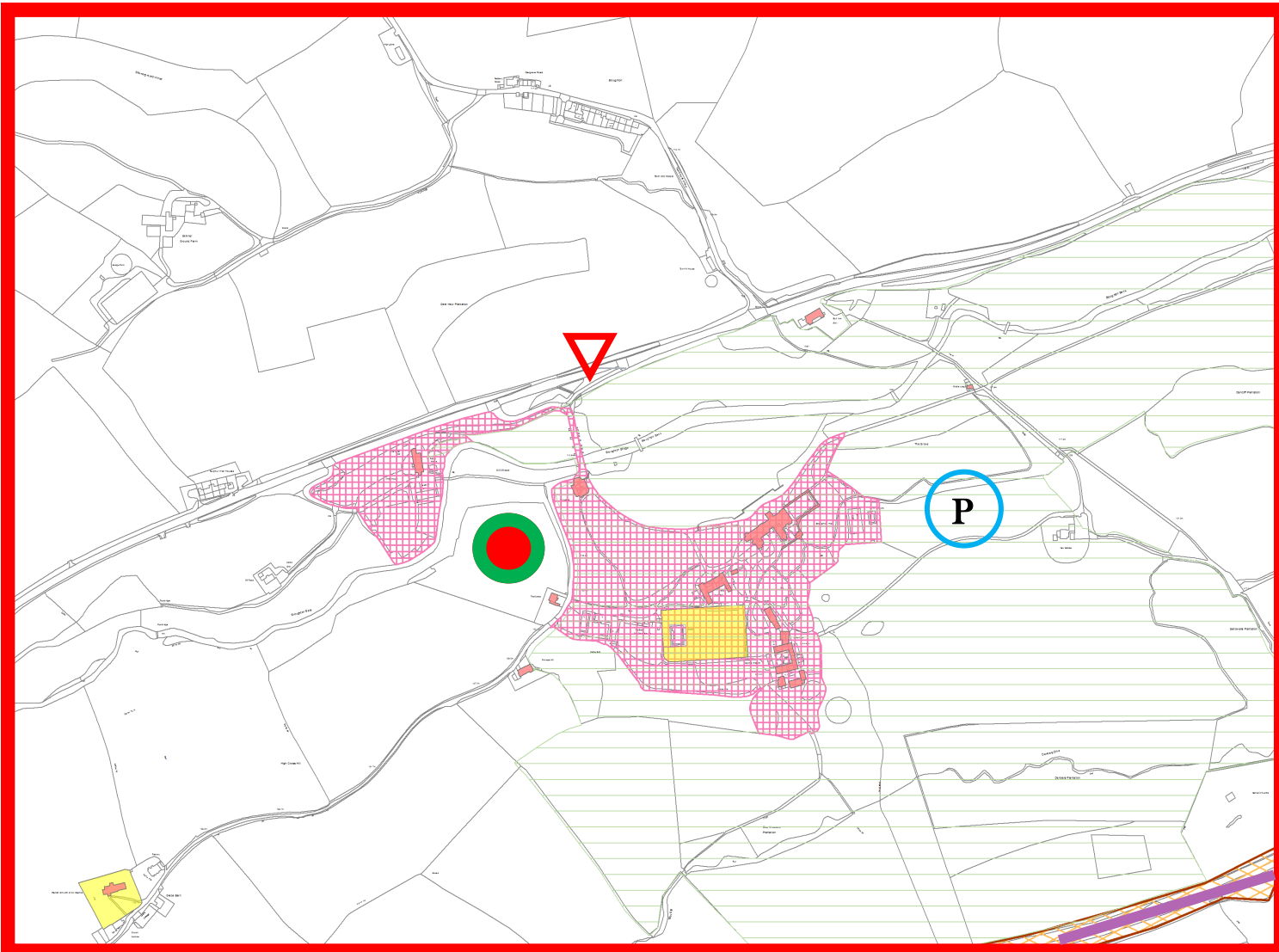
INSET MAP No. 17: EAST MARTON (1:5000)



INSET MAP No. 18: THORNTON IN CRAVEN (1:5000)



INSET MAP No. 19: BROUGHTON (1:5000)



INSET MAPS 20—24

EMBSAY WITH EASTBY, CARLETON, STIRTON WITH THORLBY,
DRAUGHTON, BOLTON ABBEY

CRAVEN LOCAL PLAN

Adopted

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Key Notation and Relevant Policies

Landscape

Yorkshire Dales National Park ENV1, ENV9

Nature Conservation

Special Protection Areas (SPA) and Special Areas of Conservation (SAC) ENV4

Site of Special Scientific Interest (SSSI) ENV4

Site of Importance for Nature Conservation (SINC) ENV4

Ancient Woodland ENV4

Towns and Villages

Open Space, Sport and Recreation Facilities INF3

Local Green Space Designation ENV10

Conservation Area SD1, SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV2, ENV3, ENV9, ENV11

Listed Buildings SD1, SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV2

Designated Rural Area H2

Housing and Employment

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Housing Allocation SD1, SP1, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, ENV8, ENV9, ENV10, ENV11, ENV12, H1, H2, INF1, INF3, INF4, INF6

Green Infrastructure Provision on Housing Allocation SD1, SP1, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV5

Existing Housing Commitment SP1

Existing Employment Area SP2, EC2

Tourism

Key Locations for Tourism Development EC4

Core Visitor Area (Tourism-Led, Mixed-Use Development Opportunity Site at Bolton Abbey) EC4A

General locations for development within the Core Visitor Area at Bolton Abbey EC4A

Safeguard Land and Transport

M

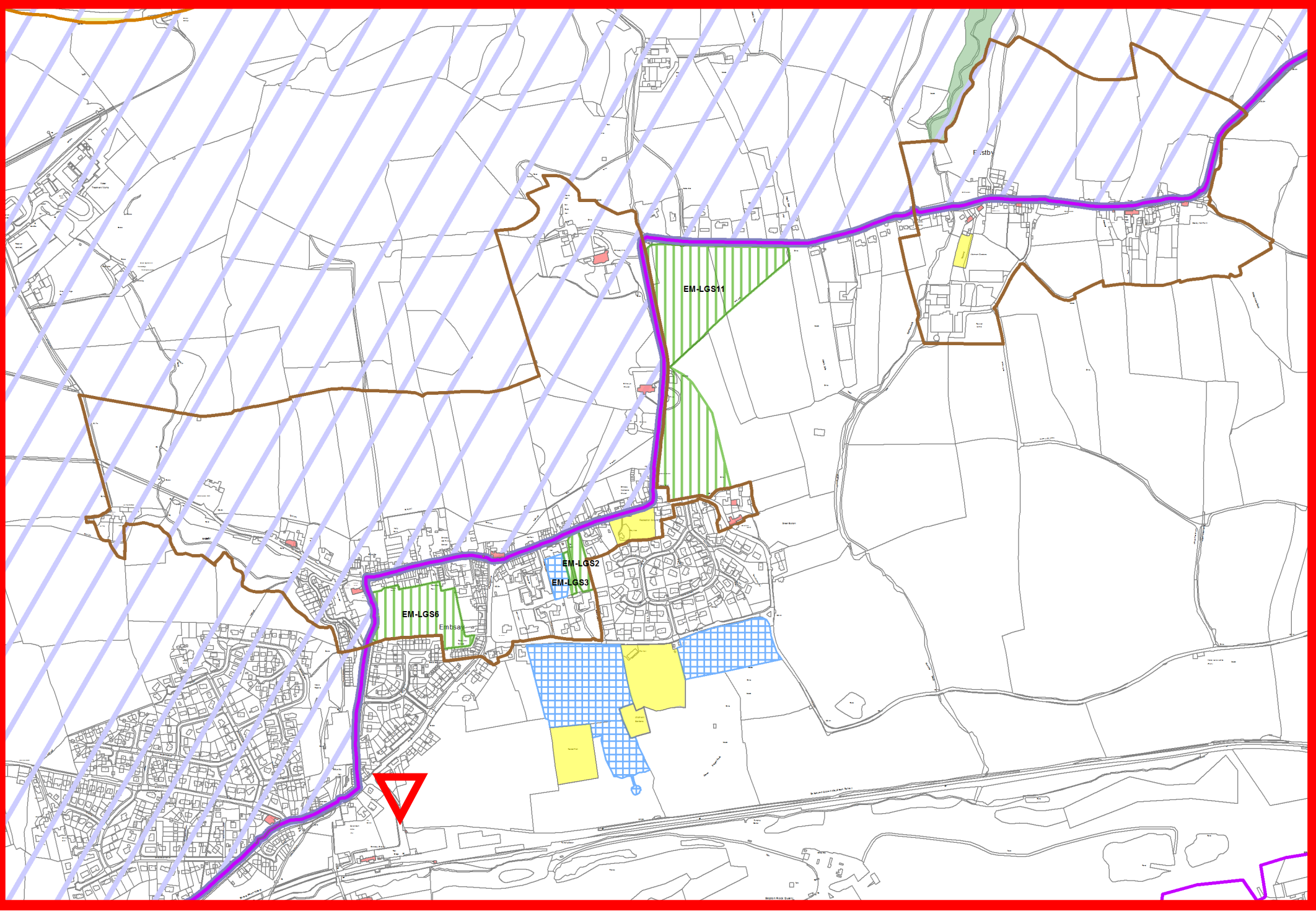
Scheduled Ancient Monument SD1, SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV1, ENV2, H1, H2, H3, EC1, EC3, EC4, EC4A EC5, EC5A

Other

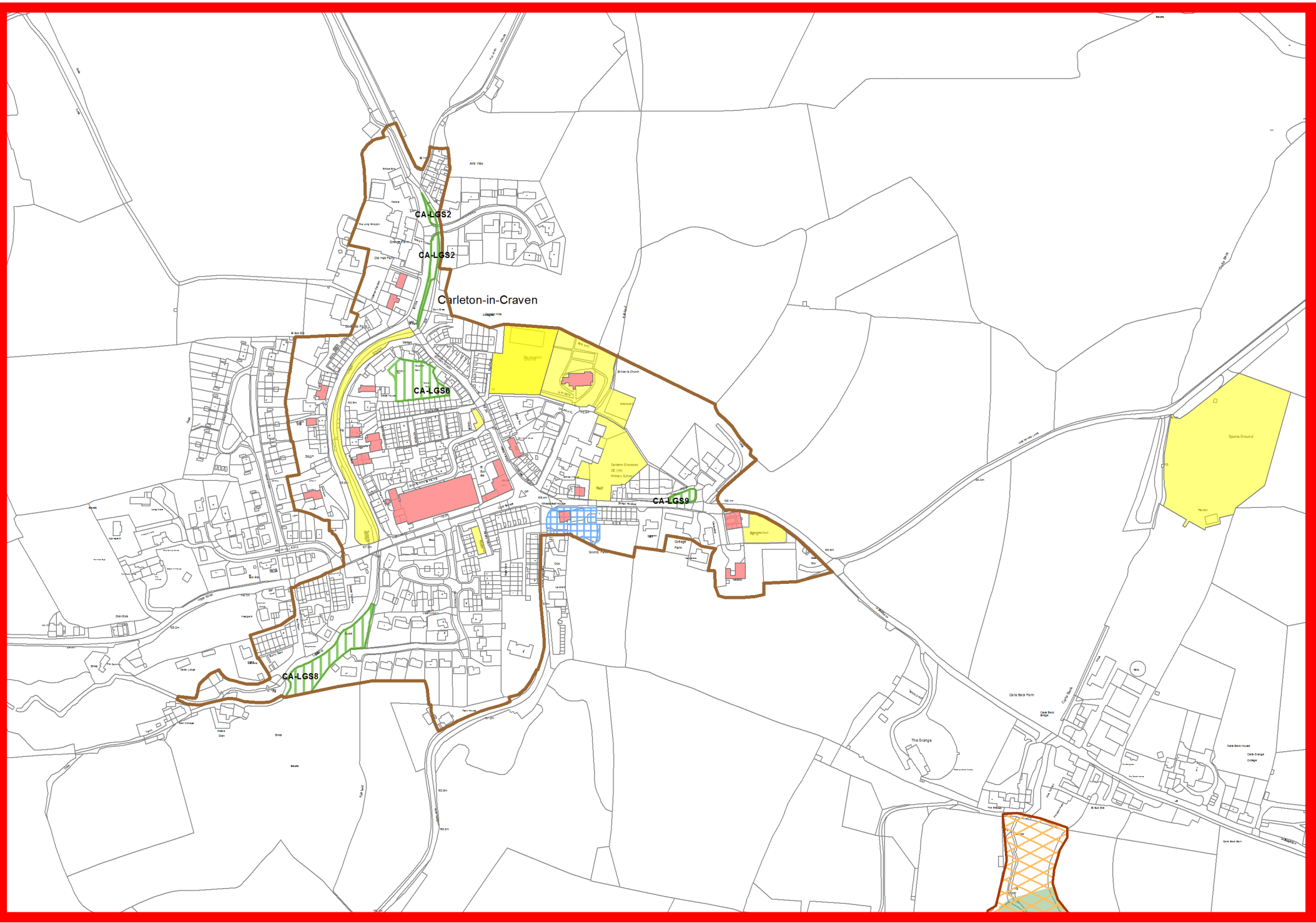
Plan Area Boundary

Inset Map Area

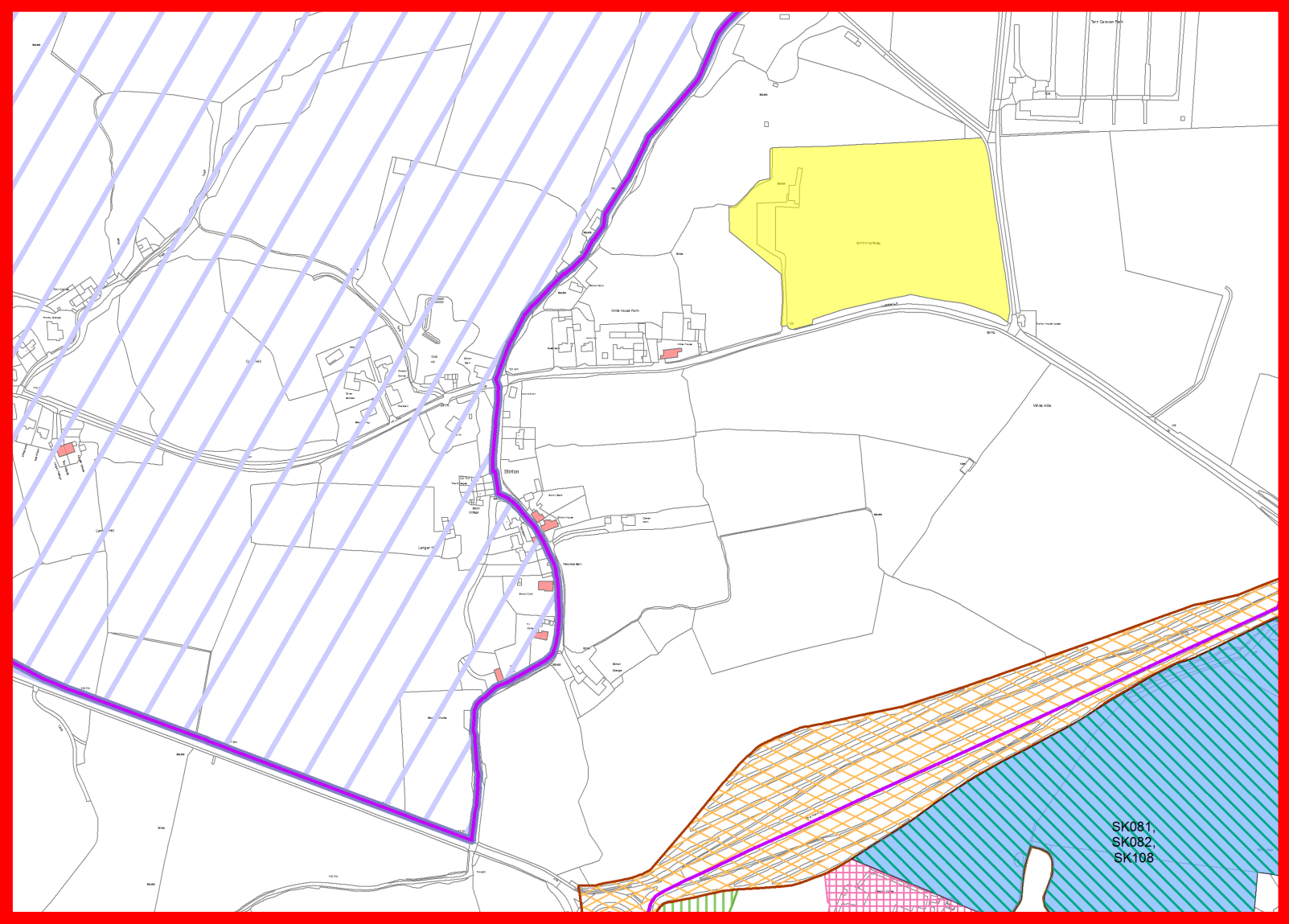
INSET MAP No. 20: EMBSAY WITH EASTBY (1:8500)



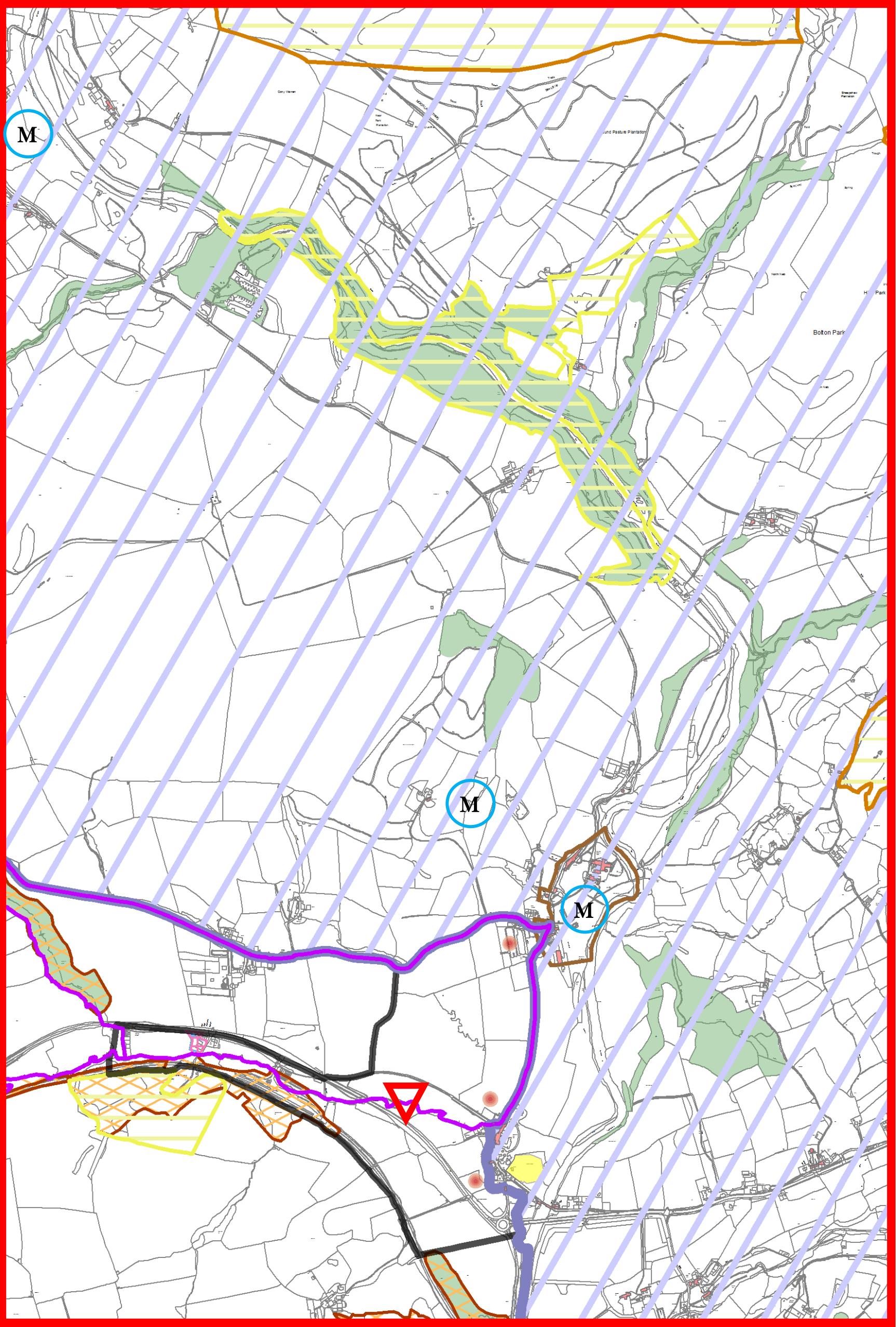
INSET MAP No. 21: CARLETON (1:5000)



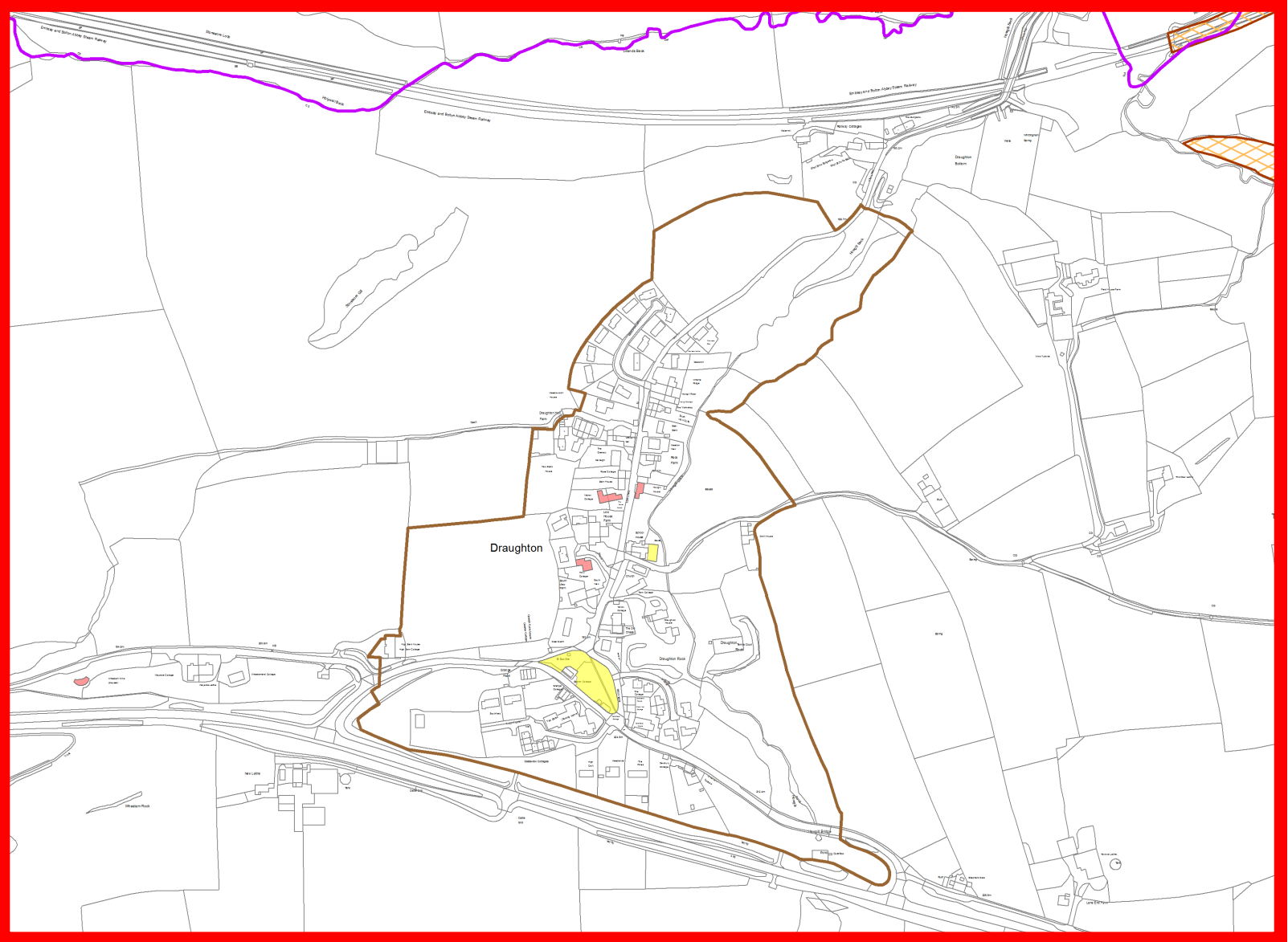
INSET MAP No. 22: STIRTON WITH THORLBY (1:5000)



INSET MAP No. 24: BOLTON ABBEY (1:23,000)



INSET MAP No. 23: DRAUGHTON (1:5000)



INSET MAPS 25—29

CONONLEY, FARNHILL, KILDWICK, LOW BRADLEY, LOTHERSDALE,
COWLING

CRAVEN LOCAL PLAN

Adopted
12th November 2019

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Key Notation and Relevant Policies

Landscape

Green Wedge ENV13

Nature Conservation

Site of Importance for Nature Conservation (SINC) ENV4

Ancient Woodland ENV4

Towns and Villages

Open Space, Sport and Recreation Facilities INF3

Local Green Space Designation ENV10

Conservation Area SD1, SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV2, ENV3, ENV9, ENV11

Listed Buildings SD1, SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV2

Housing and Employment

Housing Allocation SD1, SP1, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, ENV8, ENV9, ENV10, ENV11, ENV12, H1, H2, INF1, INF3, INF4, INF6

Existing Housing Commitment SP1

Mixed Use Housing-led Allocation SD1, SP1, SP2, SP3, SP4, SP11, EC1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, ENV8, ENV9, ENV11, ENV12, H1, H2, INF1, INF3, INF4

Existing Employment Area SP2, EC2

Safeguard Land and Transport

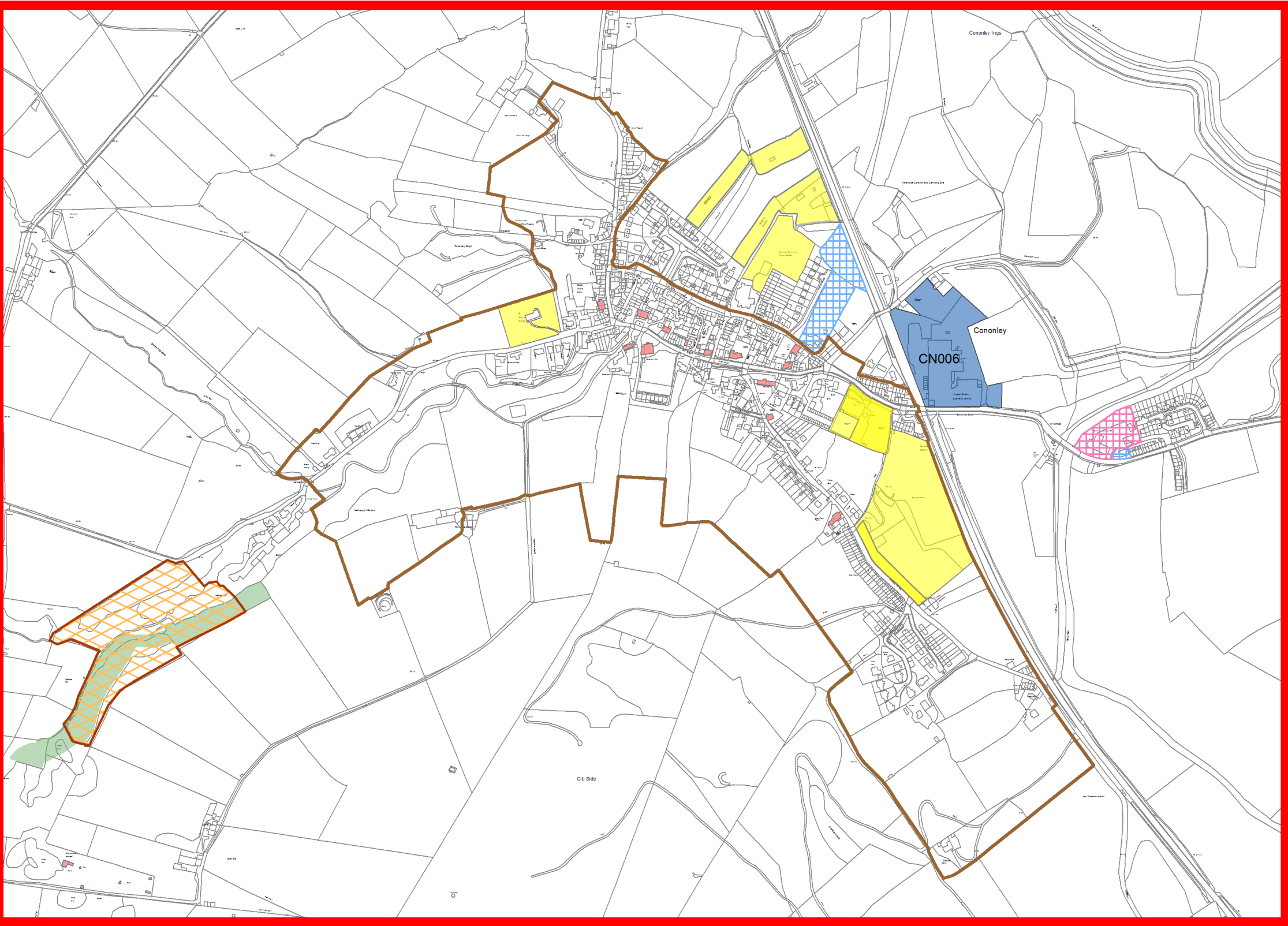
Leeds – Liverpool Canal Corridor ENV2, ENV11

Scheduled Ancient Monument SD1, SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV1, ENV2, H1, H2, H3, EC1, EC3, EC4, EC4A EC5, EC5A

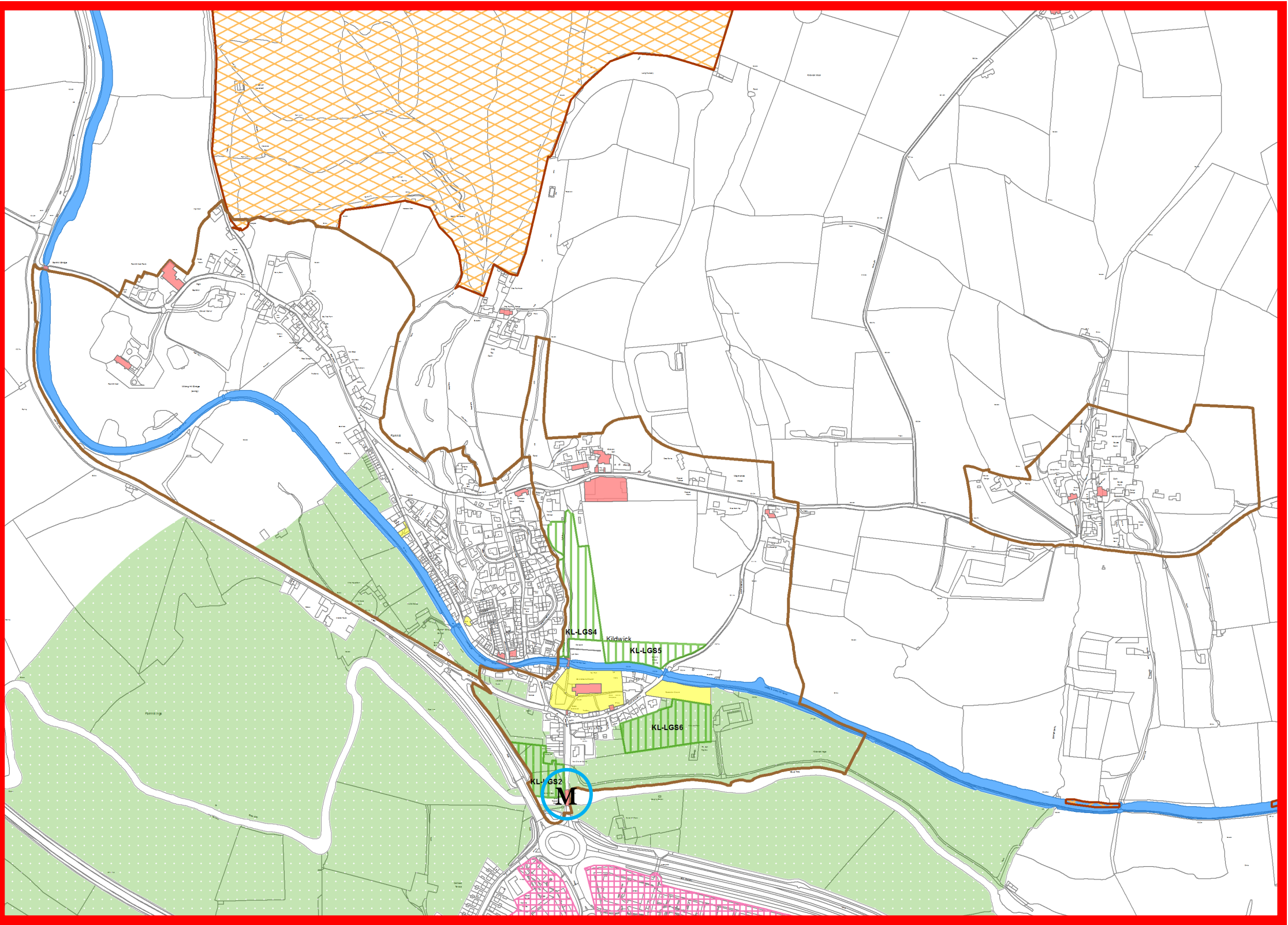
Other

Inset Map Area

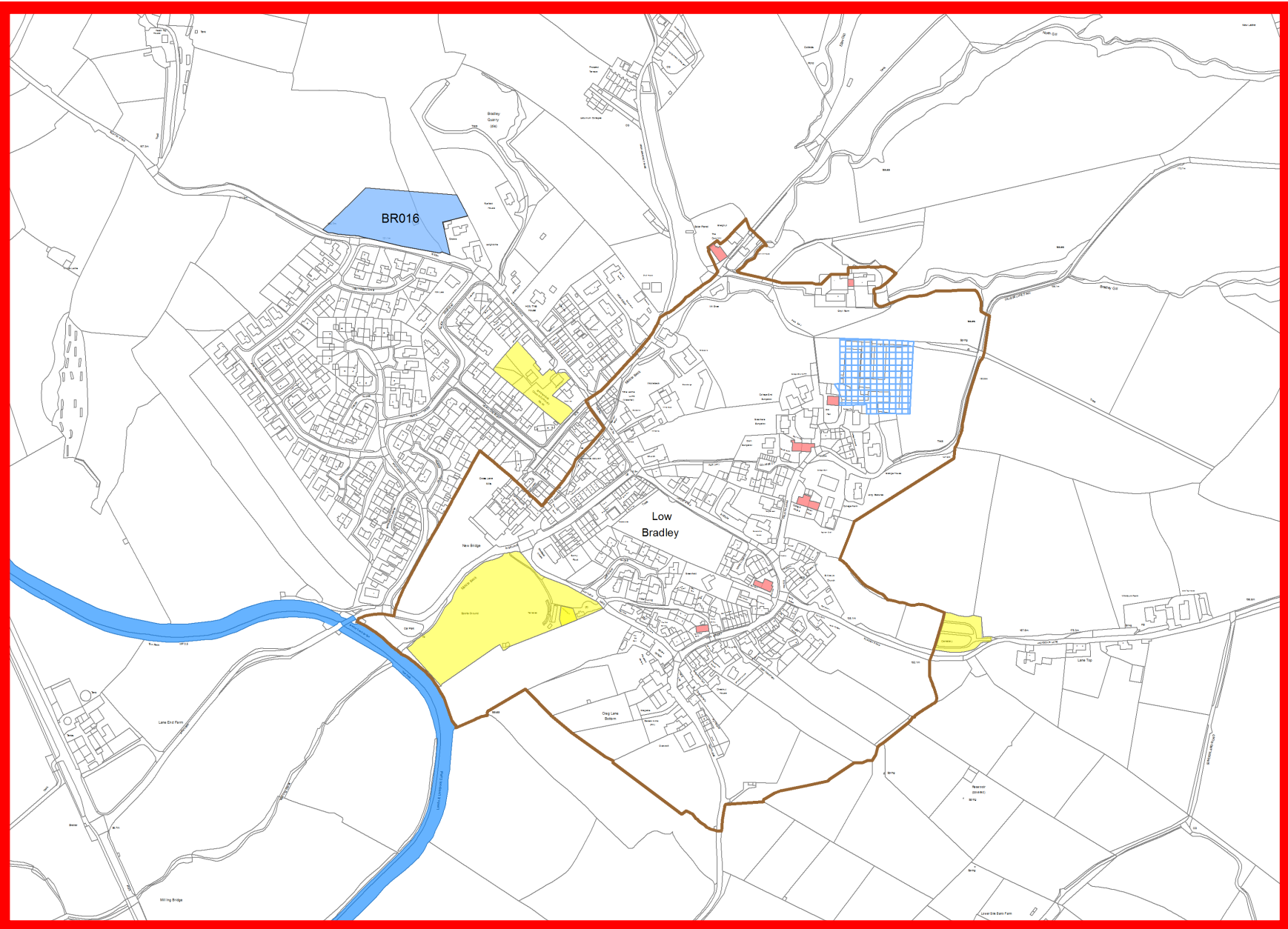
INSET MAP No. 25: CONONLEY (1:7500)



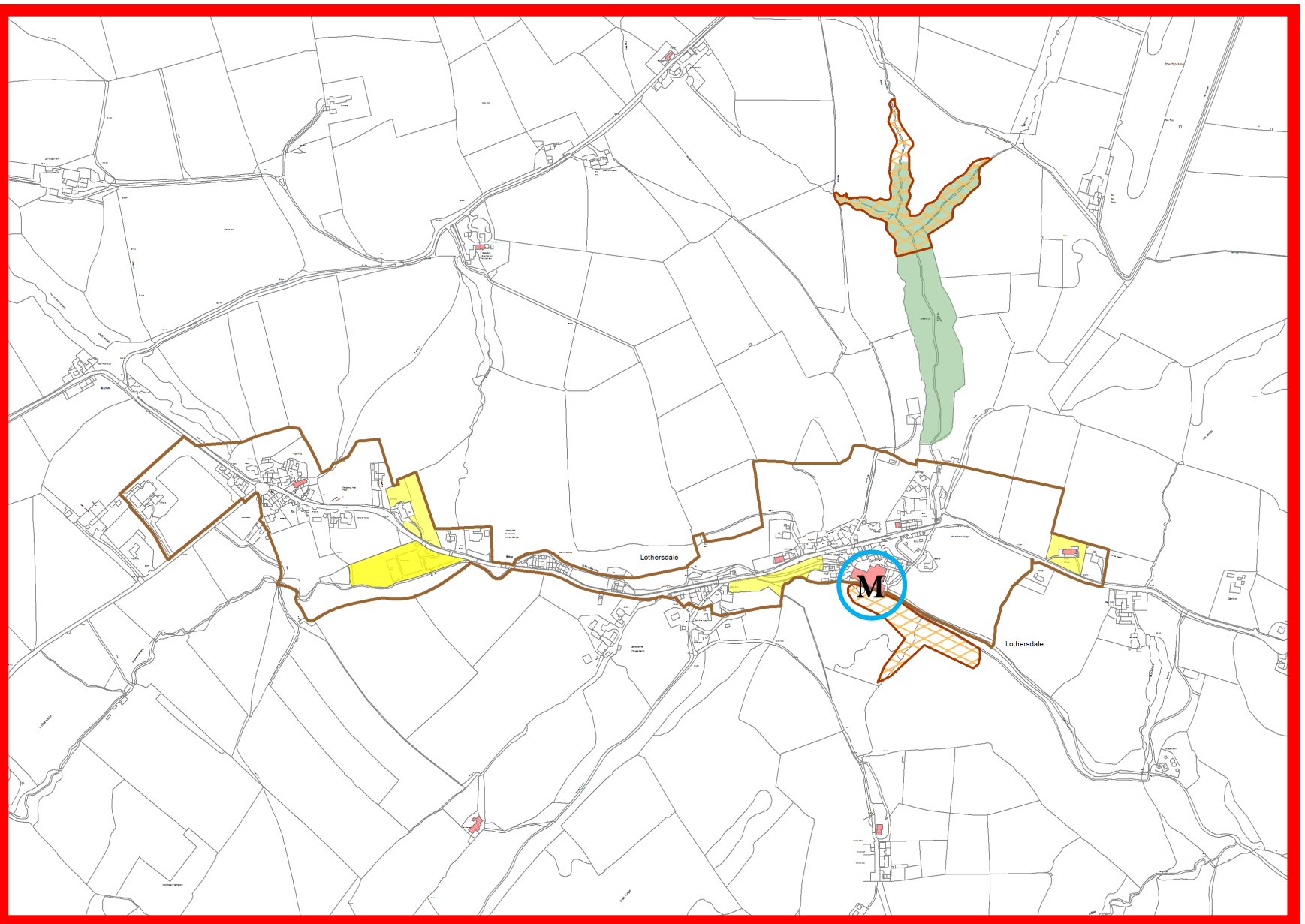
INSET MAP No. 26: FARNHILL & KILDWICK (1:7500)



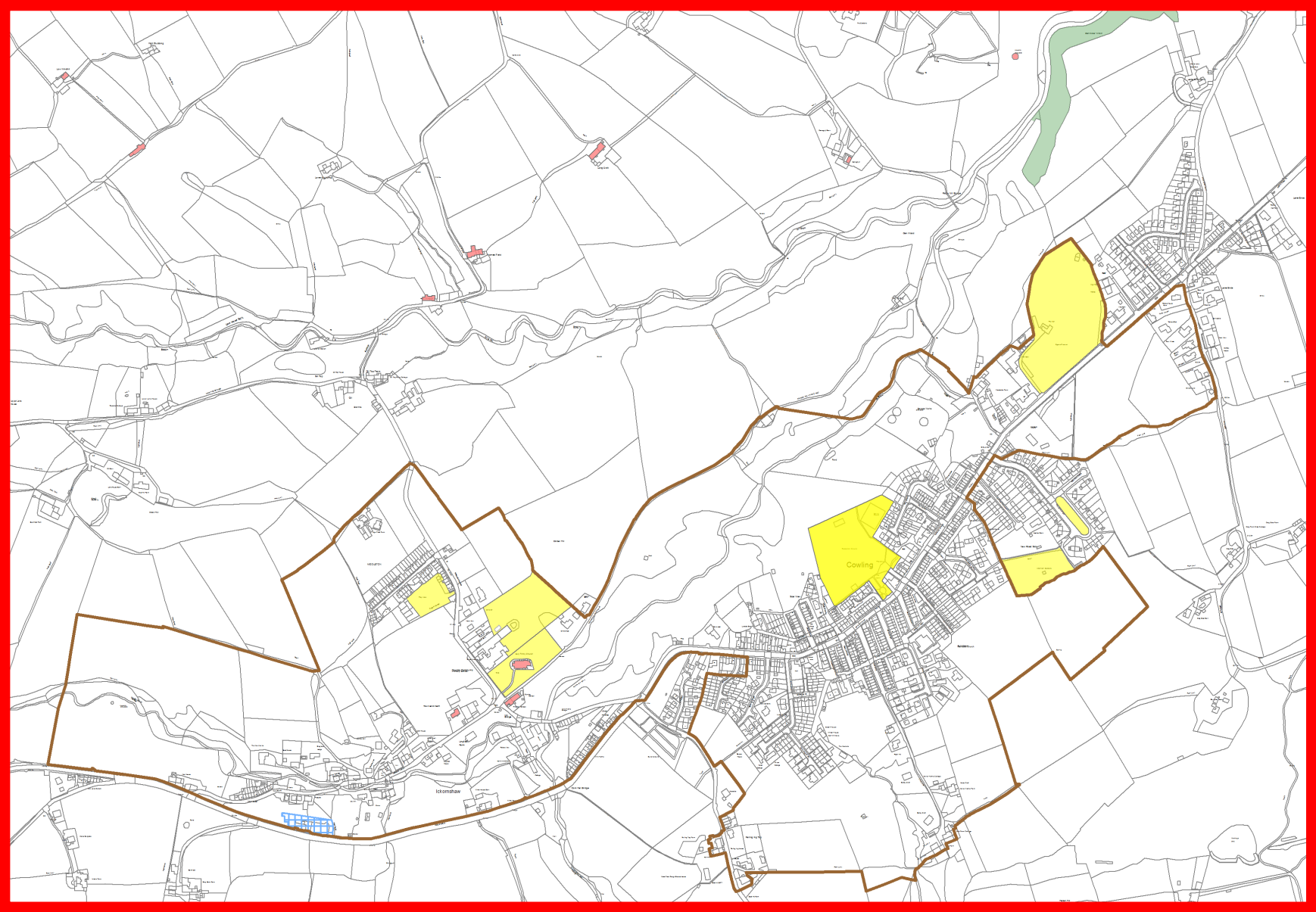
INSET MAP No.27: LOW BRADLEY (1:5000)



INSET MAP No. 28: LOTHERSDALE (1:7500)



INSET MAP No. 29: COWLING (1:7500)



INSET MAPS 30—34

Coniston Cold, Bell Busk, Halton East, Lower Westhouse, Tosside

CRAVEN LOCAL PLAN

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Key Notation and Relevant Policies

Landscape
Yorkshire Dales National Park ENV1, ENV9

Nature Conservation
Site of Importance for Nature Conservation (SINC) ENV4

Towns and Villages
Open Space, Sport and Recreation Facilities INF3

Conservation Area SD1, SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV2, ENV3, ENV9, ENV11

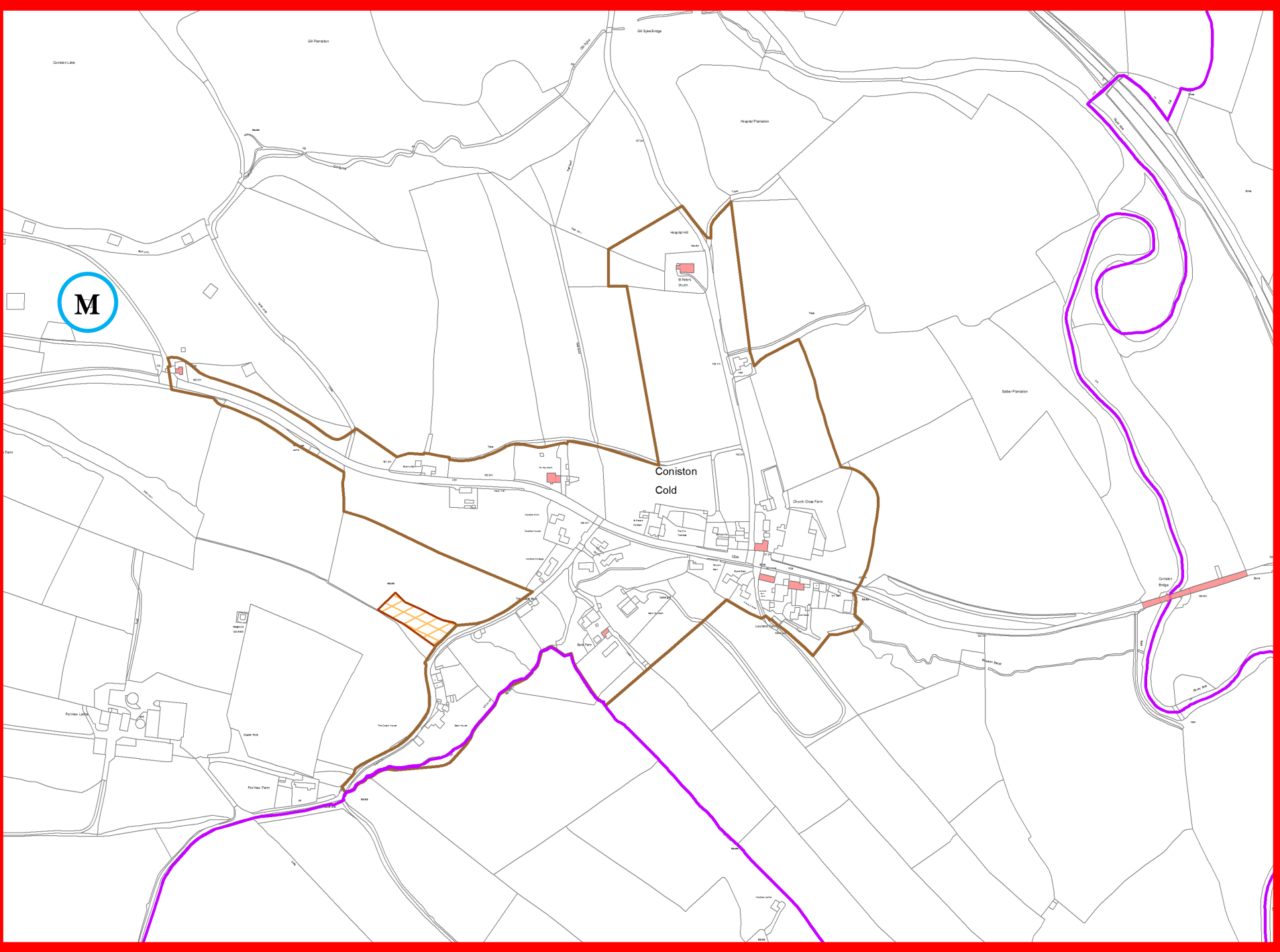
Listed Buildings SD1, SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV2

Designated Rural Area H2

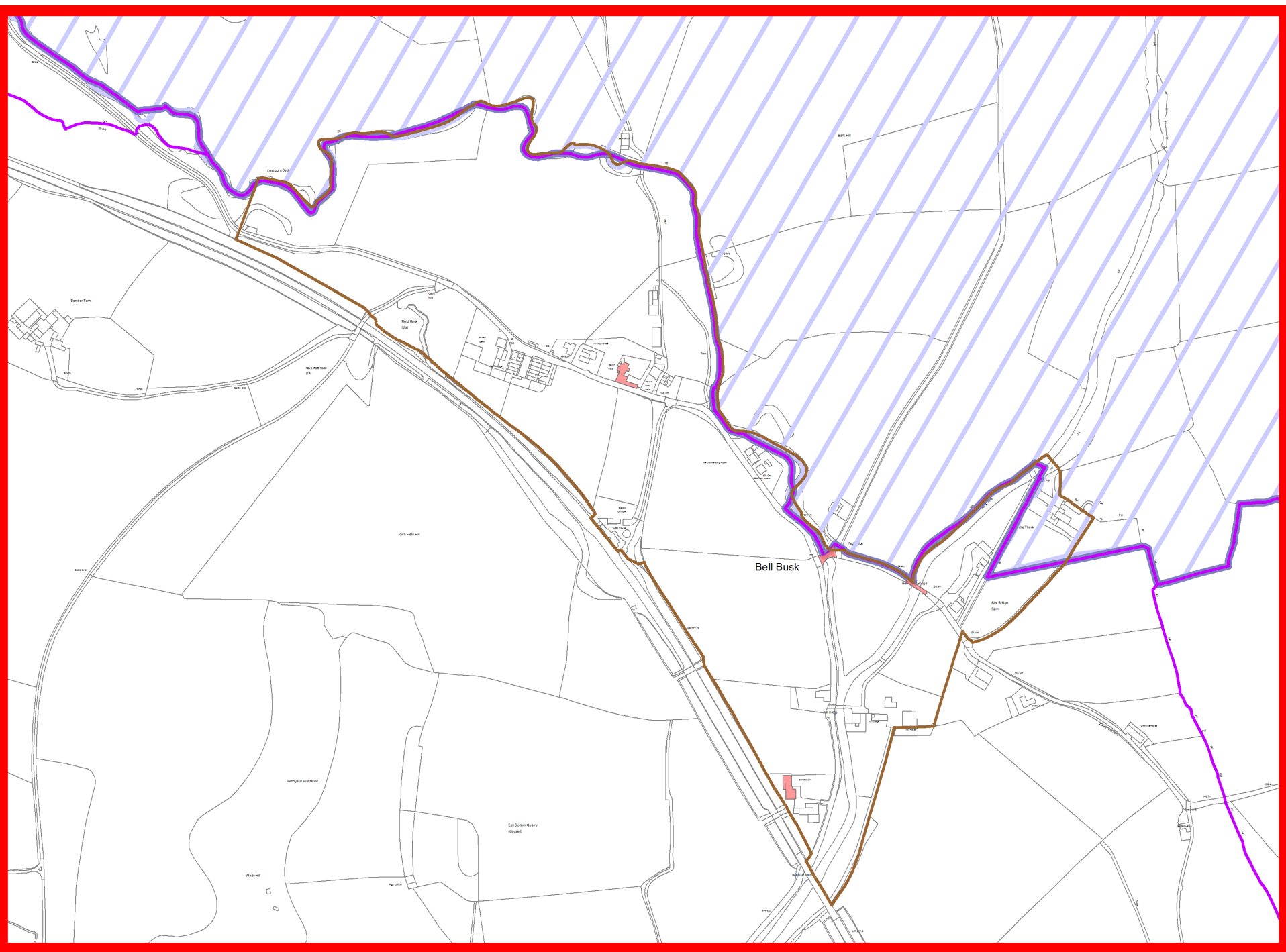
Safeguard Land and Transport
Scheduled Ancient Monument SD1, SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, ENV1, ENV2, H1, H2, H3, EC1, EC3, EC4, EC4A EC5, EC5A

Other
Plan Area Boundary
Inset Map Area

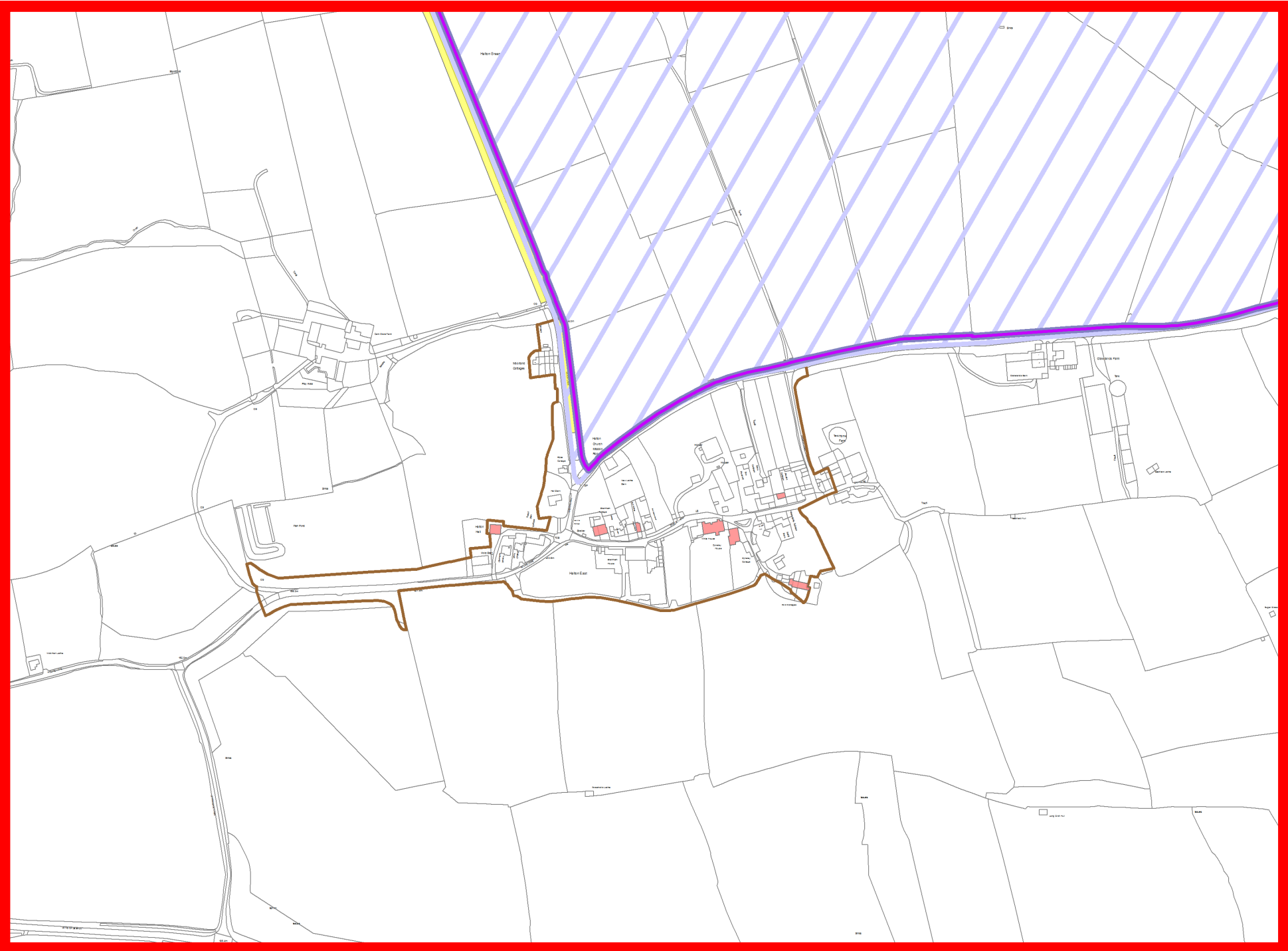
INSET MAP No. 30: CONISTON COLD (1:5000)



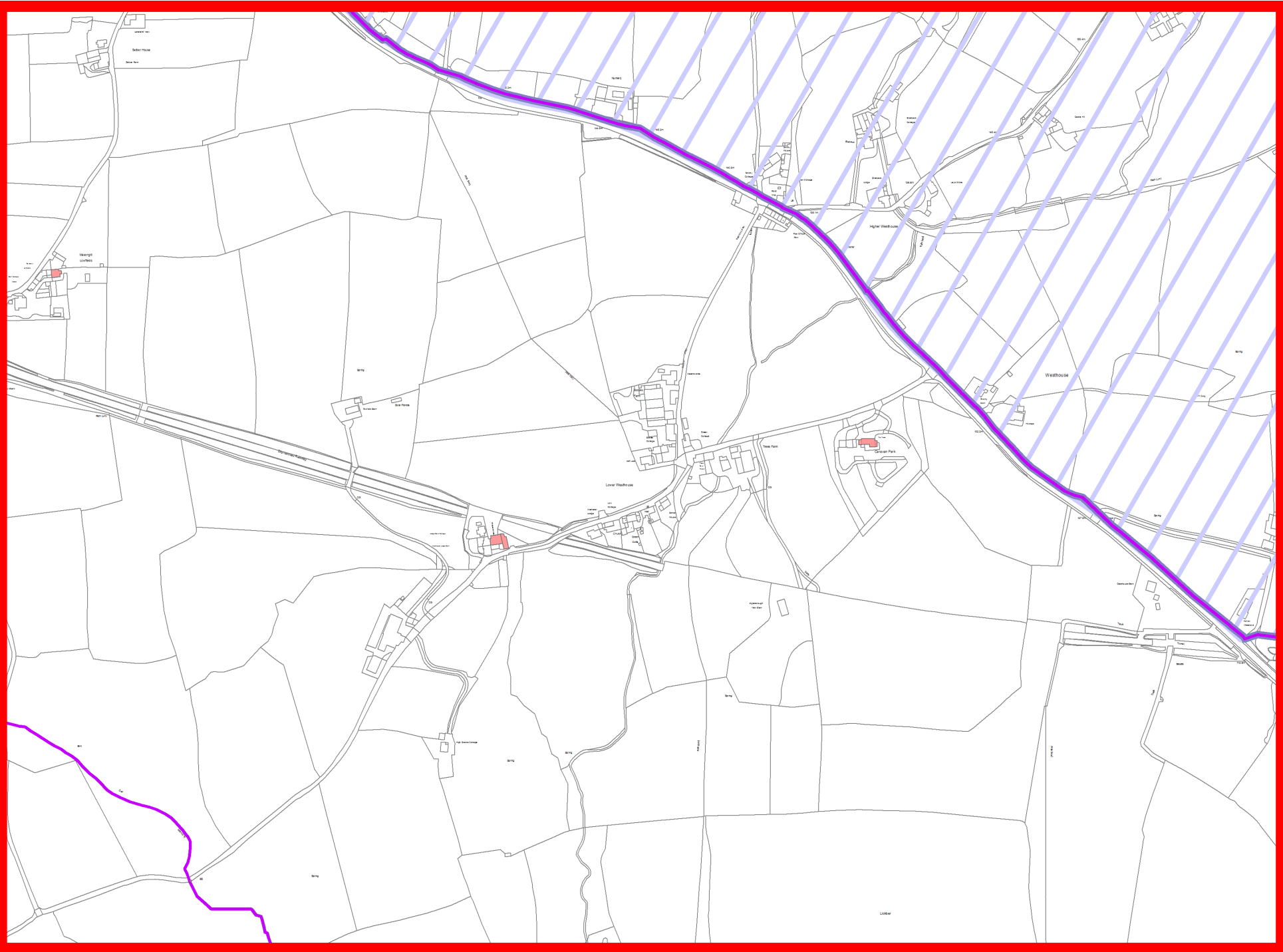
INSET MAP No. 31: BELL BUSK (1:5000)



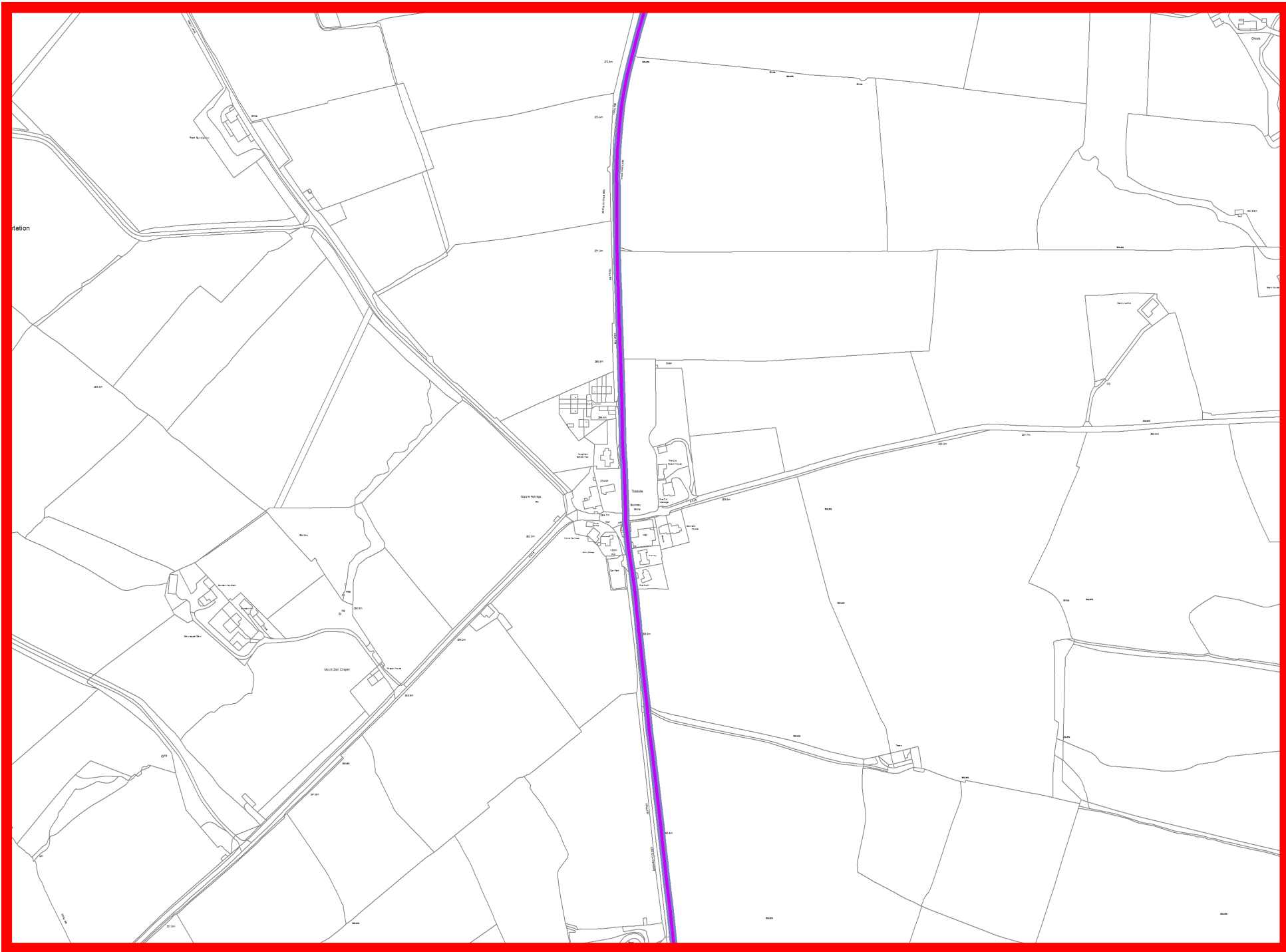
INSET MAP No. 32: HALTON EAST (1:5000)

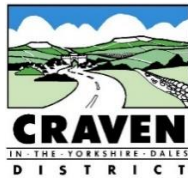


INSET MAP No. 33: LOWER WESTHOUSE (1:5000)



INSET MAP No. 34: TOSSIDE (1:5000)





CRAVEN LOCAL PLAN (2012-2032)

ADOPTION STATEMENT

Subject Matter: In accordance with Regulation 26 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), this Adoption Statement hereby gives notice that Craven District Council adopted the Craven Local Plan 2012-2032 (the Plan) as a development plan document on the 12th November 2019. The Plan sets out the vision, planning strategy and policies for Craven up to 2032 and is accompanied by a Policies Map. It replaces saved local plan policies from the Craven Local Plan, adopted in 1999 and will be used to make decisions on future planning applications.

The Plan was the subject of an independent examination conducted by Matthew Birkinshaw, BA (Hons), Msc, MRTPI, an Inspector appointed by the Secretary of State. In his report, published by the Council on 14th October 2019, the Inspector concluded that subject to a number of main modifications the Plan is sound, legally compliant and capable of adoption by the Council.

A number of main modifications were made to the Plan pursuant to section 23 of the Planning and Compulsory Purchase Act 2004 (the Act). These can be found in the 'Schedule of Recommended Main Modifications' published as Appendix 1 to the Inspector's Report. The Council has prepared and approved a 'Schedule of Additional Modifications', which include necessary technical, presentational and typographical changes made to the plan that do not materially affect it.

Availability of Documents: The Plan and Policies Map (as modified), this Adoption Statement and the Sustainability Appraisal Report are available for inspection:

- At the Council's offices, Belle Vue Square, Broughton Road, Skipton, North Yorkshire, BD23 1FJ. Opening Hours: 9.00am to 5.00pm Monday to Thursday, 9.00am to 4.30pm Friday.
- At local libraries located within the plan area at Skipton, Settle, Bentham, Ingleton, Cross Hills, Gargrave and Embsay with Eastby, and on the Supermobile library. Opening times for these libraries can be viewed at <https://www.northyorks.gov.uk/local-libraries>
- Via the Craven District Council website at <https://www.cravencd.gov.uk/localplan>

A copy of this Statement has been sent to the Secretary of State at the Ministry of Housing, Communities and Local Government.

Additional Information: Any person aggrieved by the Plan may make an application to the High Court under Section 113(3) of the Planning and Compulsory Purchase Act 2004 on the grounds that:

(a) the Craven Local Plan (2012-2032) is not within the powers conferred by Part 2 of the Planning and Compulsory Purchase Act 2004; or

(b) a procedural requirement of the Act or associated Regulations has not been complied with.

Any such application must be made promptly and in any event no later than 6 weeks after the date on which the Local Plan was adopted, i.e. no later than Wednesday 25th December 2019.

Contact: For further Information about the Plan please contact the Planning Policy Team on 01756 706472 or email localplan@cravencd.gov.uk

12th November 2019

Narrative of SA Report – Scope and Structure

1. Introduction

- 1.1 This Sustainability Appraisal (SA) Report represents the final iteration of the SA process that has been interwoven with the preparation of the Craven Local Plan (2012 – 2032), and it coincides with the adoption version of the Local Plan. The policies and proposals the SA Report is assessing are those of the Local Plan as they are proposed for adoption. Therefore the SA Report incorporates any recommended changes to the Local Plan content resulting from the Inspector's Main Modifications, which are contained in his report on the examination of the Local Plan. The structure and scope of the SA Report is hereby described in the following paragraphs.
- 1.2 The first section analyses the Spatial Strategy options for the Local Plan, and uses the twenty sustainability objectives of the SA process to pick the best Spatial Strategy option based on four reasonable options. The chosen Spatial Strategy, Option E, draws upon the merits of each of the four available options, and it is focused on what is viewed as a balanced hierarchy of development growth. A detailed description of the process is contained within the section on the selection of the most appropriate Spatial Strategy process (Section A).
- 1.3 Section B analyses a range of Housing Growth options for the Local Plan. It utilises the twenty sustainability objectives of the SA process to choose the best Housing Growth option based on eight different Housing Growth options. Four of these alternatives were identified in the Council's Craven Local Plan Housing Growth Options Paper (June 2017). Another four alternatives were identified in the Council's Craven Local Plan Housing Growth Options Paper: Addendum (November 2017). A detailed description of the process is contained within Section B.
- 1.4 Section C shows how the forty-five policies of the Local Plan were put through the SA process, in terms of the twenty sustainability objectives. There are two over-arching policies focused on the theme of sustainable development. There are twelve policies based on the Local Plan's Spatial Strategy, thirteen on the Environment, three on Housing, eight on the Economy and seven policies on Infrastructure, Services and Facilities. The objective of the sustainability process here has been to assess the policies' evolution over time in order that policy wording and content is improved and refined where necessary. A detailed description of the process is contained within Section C.
- 1.5 Section D analyses the residential site options in order to produce a set of satisfactory sites to be considered for allocation in the Local Plan, which represents the first stage in the residential site appraisal process. This section also puts forward the recommended employment sites for consideration under the SA process. This section also includes a site narrative for the allocated employment site SK049 in Skipton (it is treated as an Exception Test site, as per the guidance of the National Planning Policy Framework (NPPF)). It also includes a site narrative for the

allocated employment site SG064 in Settle (this time in terms of Overriding Reasons for Selection, again according to NPPF guidance).

- 1.6 Section E displays the residential site selection process used to establish the chosen allocated residential sites. The residential site selection process is the second stage in the site selection process, and it is utilised to pick the best residential sites in each settlement from a list of satisfactory sites which emerged from the sustainability appraisal scoring system in Section 1.5. This section also includes a site narrative for the allocated residential site SK044 in Skipton (it is treated as an Exception Test site, in accordance with the guidance of the NPPF).
- 1.7 Key Steps in the SA process were summarised below. A more detailed description of this process in terms of its parallel process with the steps of the Local Plan preparation process can be found in Section 2 of the 'Statement of Environmental Particulars' which is a document which accompanies the adopted version of the Craven Local Plan.
 - (a) The progression of the Local Plan commenced in 2012. The process initially revolved around the shaping of a spatial strategy and housing figure for the Craven Local Plan area. Participatory workshops were held for parish councils and other stakeholders.
 - (b) In 2013, the Spatial Planning Sub-Committee considered key points from community drop-in events. It authorised the Planning Policy team to prepare a draft Local Plan for further engagement with communities, parish councils and other stakeholders. A draft SA Scoping Report was produced in December 2013. This document was updated in January 2018, principally to include consultation comments with recommended changes from Natural England, Yorkshire Wildlife Trust and North Yorkshire County Council (For reference purposes, the Scoping Report is set out at the end of this paper);
 - (c) In 2014, to coincide with a six week public consultation on the first draft of the Local Plan, the Council published a document entitled 'Sites Preferred and Not Preferred for Consultation'. This document sets out a summary of the preliminary sustainability checks.
 - (d) The first formal iteration (part (a)) of the SA Report was published in April 2016 to coincide with the second Pre-Publication draft of the Craven Local Plan. This report examines different Spatial Strategy options for the Local Plan area, and it was subject to a six week public consultation. Part (b) of the SA Report's first iteration was published in June 2017 to coincide with the third Pre-Publication draft of the Local Plan, and it included analysis on Housing Growth options, Plan Policies, and Site Selection, to accompany the analysis of the Spatial Strategies. It was subject to a six week public consultation alongside the Local Plan.
 - (e) The second iteration of the SA Report to coincide with the Publication of the Local Plan was produced in January 2018. There was an invite for representations for six weeks following the publication date of the Local Plan.

- (f) A refined third iteration of the SA Report based on the invited representations post Publication of the Local Plan was published in March 2018 to coincide with the submission version of the Local Plan;
- (g) A fourth iteration of the SA Report was published in February 2019 to take into consideration the proposed Main Modifications to the Local Plan arising from the examination hearings of the Plan in October 2018. The Main Modifications and SA Report were subject to a six week public consultation.
- (h) Text for a Sustainability Appraisal Process Addendum was prepared in July 2019 to explain that there were no effects on the SA scoring system for any of the subject areas, based on a small number and subject area of the Further Main Modifications. The Further Main Modifications and SA Report were subject to a six week public consultation.
- (i) A fifth and final iteration of the SA Report was published in November 2019 to accompany the adoption of the Local Plan. The policies and proposals it assessed are those of the Local Plan as proposed for adoption, and hence it incorporates any changes resulting from the Inspector's Main Modifications.

2. Identification and Assessment of Reasonable Alternatives

- 2.1 There has been a comprehensive process undertaken in relation to the identification and assessment of reasonable alternatives in the case of the Spatial Strategy options, Housing Growth options and Allocation Site options. This process is discussed in turn below.
- 2.2 Four spatial strategy alternatives within the Craven plan area emerged from engagement with stakeholders, and they were selected as models to determine a most suitable option. These scenarios were designed to provide four possible approaches to spatial growth in Craven, and they were each subject to Sustainability Appraisal to evaluate the positives and negatives of each spatial approach.
- 2.3 The twenty sustainability objectives of the Sustainability Appraisal that are used to assess the spatial strategy scenarios are the same objectives as those utilised to test the Housing Growth Options, Local Plan policies, and also to test the proposed residential sites for development put forward under the Call for Sites process. These sustainability objectives are based on a suitable range of social, environmental and economic criteria. From this work, a fifth spatial approach was based on bringing together the respective merits from each of the four scenarios evaluated, to form what is the most sustainable solution for development growth in Craven over the plan period. The individual section on Spatial Strategy options (Section A) discusses this process in more detail.
- 2.4 A total of eight housing growth alternatives were identified as appropriate for sustainability appraisal during the plan preparation. Four of these alternatives were identified in the Council's Craven Local Plan Housing Growth Options Paper (June 2017). Another four

alternatives were identified in the Council's Craven Local Plan Housing Growth Options Paper: Addendum (November 2017). Sustainability appraisals of all these alternatives were carried out in June and November 2017 within each of the above reports. Each alternative option is justified and has been referenced in an accompanying table. The referencing has taken into account that Option B1 is an updated version of Option B and similarly Option C1 is an updated version of Option C.

- 2.5 The eight housing growth options are assessed under the 20 sustainability appraisal objectives. The effects of each housing option are assessed in terms of short term and long term (timescale of impact), and urban, rural and transboundary (location of impact). Taking account of the relevant evidence base, the sustainability appraisal and the analysis set out in the Housing Growth options papers (June and November 2017), the most suitable growth option was selected. The sustainability process is discussed in more detail within the individual section on Housing Growth Options (Section B).
- 2.6 A range of potential residential sites were put forward for consideration in the Craven Local Plan area by developers and landowners. The proposed residential sites put forward by landowners and developers for inclusion in the SHLAA have undergone a series of analyses to judge their suitability for housing allocation. In order to facilitate this process description, the analyses can be divided into three stages, as follows:
 - Initial Screening Analysis of the site (as part of the Sustainability Appraisal);
 - Selection of the site, or not, in the 'Pool of Sites' (also as part of the Sustainability Appraisal);
 - From the available pool, selection of the site, or not, in the list of Preferred Sites (as part of what is referred to as the District Level Analysis).
- 2.7 This process is explained in detail within Section D on residential allocation site options. The Craven Employment Land Review and Future Requirements for Economic Growth (2017) is a document which appraised a range of potential employment sites, and put forward the best set of sites to meet the employment requirements for the Craven Local Plan area. The sustainability appraisal analysed the recommended employment sites coming from this document. The Employment Land Review document is available using this link on the Council's website: https://www.cravendc.gov.uk/media/2996/craven_employment_land_review_28-03-17.pdf

3. The early SA process and how consultation informed its content

- 3.1 The SA Scoping Report formed a basis for the initial stages of the Local Plan making process. This Scoping Report described the Craven Local Plan area and it reviewed relevant plans, programmes and strategies. It described specific subjects in the Craven Local Plan area such as population, economy, health and wellbeing, housing, and biodiversity. This draft document was sent to statutory and non-statutory bodies for consultation during 2013. The consultation comments were included in the document as part of a revision and an update to this Scoping Report in January 2018.

- 3.2 There were six week consultation periods to coincide with the Local Plan preparation stages listed in Section 1.7 where required and appropriate, in which statutory and non-statutory bodies, other relevant organisations and the public were encouraged to comment on the SA Report. These comments were taken into account throughout the evolution of the SA Report as it incrementally progressed to the fifth and final iteration to accompany the adoption version of the Local Plan.

4. References to the findings of the Habitats Regulations Assessment (HRA) report

- 4.1 There are sections of the SA Report which involve the assessment of proposals with implications (or potential implications) for designated European sites – namely Special Areas of Conservation and/or Special Protection Areas. The chosen Spatial Strategy, Housing Growth Option, Policies and Residential Sites all have potential implications for the designated European sites. Chapter 8 of the final Habitats Regulations Assessment (HRA) document, which accompanies the adopted Local Plan, discusses the required mitigation measures. The findings of the Inspector's Report in relation to potential implications for the designated European sites in the context of the aforementioned proposed mitigation measures, and the Inspector's Main Modifications, are discussed in the following paragraphs. The final HRA document is found under the Council's Planning Policy webpages at: <https://www.cravendc.gov.uk/planning/planning-policy/planning-policy-facts-and-figures/>.
- 4.2 The Inspector notes that although specific bird surveys have not been carried out for each individual residential allocation to the north of Skipton, he is satisfied that the HRA conclusions are adequately robust. The Local Plan intends, through the development principles for the allocated sites, that Biodiversity Appraisals are carried out on sites where necessary before they are developed. The Inspector states that it is also important that the Local Plan is read as a whole, and Policy ENV4 requires development to achieve net gains in biodiversity and avoid the loss of priority habitats. The Inspector states that to ensure that appropriate consideration is given to the use of land as potential feeding sites, Policy ENV4 and the supporting text should be expanded to confirm that its requirements apply to both allocated and non-allocated sites, and by reference to land being used for foraging by qualifying bird species (MM78 and MM79). The inspector states that subject to the recommended MMs, sufficient safeguards are in place to ensure that the Plan will not have an adverse impact on the availability of foraging areas.
- 4.3 In terms of recreational pressure arising from the allocated sites, the Inspector states that subject to the recommended Main Modifications, the approach in the development principles of the allocated sites in the Local Plan is consistent with those in Chapter 8 of the HRA, which recommend using effective mitigation measures proportionate to the number of dwellings proposed.
- 4.4 In terms of air quality, subject to the recommended Main Modifications, the Inspector concludes that the policies and allocations in the Plan will not have a significant adverse impact on the integrity of the North Pennine Moors SPA and SAC, the South Pennine Moors SAC and

Phase 2 SPA, the Ingleborough Complex SAC, the Craven Limestone Complex SAC or the Bowland Fells SPA.

5. The SA Report and regulatory requirements

- 5.1 A progressive and robust SA process has been progressed alongside the making of the Local Plan, with the sustainability appraisal findings and consultation responses feeding into decision-making at key junctures.
- 5.2 The final version of the Sustainability Appraisal Report is required by s.19(5)(b) of the Planning and Compulsory Purchase Act 2004 and must be published as soon as reasonably practicable after adoption in accordance with Regulation 26(a)(iii) of the Local Planning (England) Regulations 2012.
- 5.3 The SA Report is in compliance with the SEA Regulations (Environmental Assessment of Plans and Programmes Regulations 2004). Progressive iterations of the SA Reports were published alongside the publication stage and submission stage of the Local Plan and also for the Main Modifications consultation after the examination of the Local Plan. The SA Reports contained the required information, namely the information required by Regulation 12 of the SEA Regulations. This process was also in compliance with the Local Planning Regulations – namely the aforementioned Town and Country Planning (Local Planning) (England) Regulations 2012.

Section A: Sustainability Appraisal Process Description

Selected Spatial Strategy for Development Growth in the Craven Local Plan

1. The spatial strategy developed aims to identify the most appropriate spatial distribution for growth in the plan area. The spatial strategy aims to identify the most appropriate locations for providing new homes, employment, retail, community and visitor facilities over the period of the local plan. The elements of the chosen spatial strategy are based on the assessment work set out in document Sp001 on the Craven District Council website, and in particular based on the sustainability matrices of the five options. The reasons for preferring Option E are provided in this document <https://www.cravendc.gov.uk/planning/planning-policy/planning-policy-facts-and-figures/planning-policy-evidence-base/spatial-strategy/>
2. Accordingly, Craven's future development requirements will be distributed and accommodated in line with the spatial strategy, and on the basis of an established settlement hierarchy for towns and villages in the plan area, which has been agreed upon by the Elected Members of Craven District Council. An assessment of the role and function of the different settlements is set out in Appendix 1 of the hearing statement for Matter 4. This document is referenced as EL3.004(ii) on the Council's website (<https://www.cravendc.gov.uk/planning/planning-policy/new-local-plan/craven-district-council-local-plan-examination/>).
3. Four scenarios of growth pattern within the Craven plan area which emerged from engagement with stakeholders were selected as models to help determine a most suitable option. These scenarios were designed to provide four possible approaches to spatial growth in Craven. These four scenarios were each subject to Sustainability Appraisal to evaluate the positives and negatives of each spatial approach.
4. The objectives of the Sustainability Appraisal that were used here are the same objectives as those used to test the draft policies of the plan and also to test the proposed sites for development put forward under the Call for Sites process. These sustainability objectives are based on a range of social, environmental and economic criteria. From this work, a fifth spatial approach was based on bringing together the respective merits from each of the four scenarios evaluated, to form what was evaluated as the most sustainable solution for development growth in Craven over the plan period.
5. In summary, the initial spatial scenarios chosen for growth in Craven are described as follows:
 - Option A – Growth focused on main settlements;
 - Option B – Dispersed Growth;
 - Option C – Growth focused on Skipton;
 - Option D – Growth focused on Skipton and the south-east.
6. The percentages allocated to each settlement under these scenarios, and the spatial scenario chosen as the preferred option (Option E), are shown in the table and diagrams of the

document Sp001 (referenced in Paragraph 1). Option E focuses on a balanced hierarchy of growth. This option focuses on concentrating the majority of the growth in the larger urban settlements, and with a smaller distribution of growth allocated to the smaller towns and villages. The scenario incorporates the merits of the preceding four options, predominately Options A, C and D. The following paragraphs set out the reasons why it is deemed that Option E represents the most suitable spatial strategy in the local plan area.

7. Skipton is currently by far the largest urban settlement in the Craven local plan area. It is identified as the Principal Town Service Centre (Tier 1 settlement) in the settlement hierarchy, given that it has by far the highest levels of services and facilities in the local plan area, and its role and function in the plan area. It is considered appropriate to allocate 50% of the expected overall growth to Skipton under this chosen spatial strategy.
8. The Tier 2 (Key Service Centres) settlements also receive appropriate levels of growth under this strategy. The Tier 2 settlements (Settle and Bentham) also have relatively high levels of services and facilities, and they each receive between 10-11% of developmental growth. Settle, in the centre of the local plan area, and Bentham, in the northwest of the plan area, also act as appropriate urban areas in distributing the larger portion of the growth evenly throughout the local plan area, considering Skipton's allocation in the east. These settlements also have important functions and roles in their respective local areas.
9. The three Tier 3 settlements (Local Service Centres) are also evenly distributed throughout the plan area in geographical terms (Glusburn & Cross Hills in the southeast, Gargrave in the central area, and Ingleton in the north-west). These settlements were initially afforded between 2% to 5.1% of development growth (this has since been revised to 3.5% for each settlement in this Tier). The three Tier 3 settlements offer a smaller range of services, and they can be seen to complement the Principal Town Service Centre and the two Key Service Centres in geographical terms.
10. Villages with basic services (Tier 4a) and settlements with basic services that are bisected by the national park boundary (Tier 4b) are each afforded up to 2% of development growth. Such settlements have a limited range of services and facilities, but it is important to ensure that such growth is allocated to more rural settlements to ensure their continued viability and vitality.
11. There are also important environmental reasons as to why this spatial strategy option was chosen. Slightly over 70% of the development growth is accommodated in the three largest urban areas, with 50% accommodated in the town of Skipton. These settlements, and in particular, Skipton, have the best public transport options in the local plan area. This reduces the requirements for private vehicle travel throughout the district. In addition, the low adherence of this strategy to the elements of Option B (dispersed growth) means that urban sprawl type development in the local plan area will be avoided. Large percentages of proposed development in the southeast of the local plan area are avoided, which is important given this area's proximity to Bradford and its present and future housing allocations adjacent to the South Pennine Moors SAC & Phase 2 SPA.

Section B: Sustainability Appraisal Process Description

Selected Housing Growth Option for the Craven Local Plan

1. In accordance with the NPPF and the National Planning Practice Guidance (NPPG), the Council has produced an evidence base which has established the full objectively assessed need for housing in the Craven District from 2012 to 2032. The changing demography of the local plan area such as population and average age structure impacts strongly on the housing market, and the type and quantity of housing required. The household change forecast scenarios produced in the demographic research reports have been applied in the SHMA. Economic forecasts were also used in these documents to identify what level of housing might be needed to support the estimated jobs growth in the local plan area.

2. A total of eight housing growth alternatives were identified as appropriate for sustainability appraisal during the plan preparation. Four of these alternatives were identified in the Council's Craven Local Plan Housing Growth Options Paper June 2017 (Doc Ref: Ho005) and another four alternatives were identified in the Council's Craven Local Plan Housing Growth Options Paper: Addendum November 2017 (Doc Ref: Ho004). These documents can be viewed on the Council's website at <https://www.cravenc.gov.uk/planning/planning-policy/planning-policy-facts-and-figures/planning-policy-evidence-base/housing/>. Sustainability appraisals of all these alternatives were carried out in June and November 2017 within each of the above reports. Each alternative option is justified and has been referenced in the table below. The referencing has taken into account that Option B1 is an updated version of Option B and similarly Option C1 is an updated version of Option C.

Reference	Dwellings per annum	Justification
Option A	145	The annual average number of dwellings completed (net) over the past 9 years, broadly reflecting the number of dwellings required to support the latest job growth forecasts for the District
Option B	182	The objectively assessed need for housing (OAN) in the Craven Local Plan Area (based on the Strategic Housing Market Assessment (SHMA): 2016)
Option B1	206	As Option B, but based on the updated evidence contained in the SHMA: 2017.
Option C	214	The OAN for the Craven District Housing Market Area as a whole (based on the SHMA 2016).
Option C1	242	As per Option C, but based on the updated evidence contained in the SHMA: 2017.
Option D	350 - 400	Offers the potential to more than meet the District's OAN and fully address the overall net annual imbalance of affordable dwellings.
Option E	280	Based on the most optimistic of jobs led growth options from the Regional Econometric Model (REM) in 2014 and in response to comments that a growth option between C and D be considered.
Option F	230	Based on the number of dwellings that can be accommodated across the plan area on sustainable sites which conform with the spatial strategy of the local plan.

3. The eight housing growth options are assessed under the 20 sustainability appraisal objectives. The effects of each housing option are assessed in terms of short term and long term (timescale of impact), and urban, rural and transboundary (location of impact). Taking account of the relevant evidence base, the sustainability appraisal and the analysis set out in the June and November 2017 Housing Growth Options Papers, the most suitable growth option was selected (Option F)
4. This growth option will more than meet the Local Plan's FOAN of 206 dpa. Along with the likely contribution of new homes in Craven District inside the National Park, this option will meet the FOAN of the HMA (Craven District as a whole) of 242 dwellings (230 dpa in the plan area, 27 dpa in the National Park would be 257 dpa). The affordable homes likely to be built in the housing market area as a whole is estimated to be about 75/76 dpa. This is about 60% of the 126 dwellings per annum identified need in the housing market area. This is not in conflict with the NPPF, because meeting the affordable housing need is appropriate as far as is consistent with the policies set out in the NPPF.

Section C: Sustainability Appraisal Process Description

Selected Policies in the Craven Local Plan

1. There are a total of 45 policies in the Craven Local Plan (2012 – 2032). This number of policies is divided into five categories, and each individual policy is placed in one such category based on the theme of each policy. The five categories, including their respective descriptions, are listed below.

- **Sustainable Development, Strategic & Spatial Strategy (14 Policies)**

2. The principal aim of the local plan is to promote sustainable development in Craven. The purpose of the two policies SD1 and SD2 is to embrace three key planning principles – namely, the presumption in favour of sustainable development (NPPF), the statutory requirement for decision making in Section 38(6) of the Planning and Compulsory Purchase Act 2004, and the statutory requirement of Section 19 (1A) of the Planning and Compulsory Purchase Act 2004 in relation to climate change.
3. Further policies in this section address the requirement to meet the housing needs of Craven, the requirement to grow and diversify the local economy, and to ensure the appropriate mix and density of homes. Policies SP5 to SP11 refer to individual allocations for residential and employment in settlements. The remaining policies focus on directing a sustainable pattern of growth to deliver the spatial strategy of the plan over the local plan period 2012 to 2032, in terms of the strategies for individual settlements throughout the local plan area.

- **Environment (13 Policies)**

4. The natural and built environment is the local plan area's defining feature. People's appreciation and enjoyment of Craven, and the area's vitality and success is heavily dependent on its countryside and landscape. Local landscapes in Craven have been influenced and defined by natural and human activity, including a long tradition of farming and small scale urban development. The local plan area is surrounded by numerous areas of important natural significance, namely the European designations of Special Protection Areas and Special Areas of Conservation, in addition to Ramsar sites to the north of the local plan area. In aiming to conserve and improve the built environment, the policies here address heritage and good design, in addition to key environmental and socio-economic priorities such as biodiversity, green infrastructure, water, soil and air.

- **Housing (3 Policies)**

5. The Strategic Housing Market Assessment Update, November 2017 (SHMA) includes information on the likely scale of increased demand for older person's specialist provision, and suggests that there is a need to double the current level of provision for older people, particularly the provision of enhanced sheltered and extra care provision. Craven also has a significant requirement for

affordable housing, largely as a result of a mismatch between local incomes and the cost of renting or buying homes. The local plan will contribute to the overarching national aim of ensuring fair and equal treatment for travellers, in a way that facilitates their traditional way of life, whilst respecting the interests of settled communities. The specific policies look at providing specialist housing for older people across all tenures in sustainable locations, providing a percentage of local affordable homes in new housing developments, and meeting the housing requirements of Gypsies, Travellers, Showmen and Roma.

- **Economy (8 Policies)**

6. The NPPF states that planning policy should encourage and promote economic development and employment uses where required. The Employment Land Review (March 2017) provides further context for the local plan area. It shows that in Craven there is a high level of economic activity, and low levels of unemployment and deprivation. However, the study also shows that wages are below the national average, and that Craven is a net exporter of labour. Providing a policy context that safeguards, supports and enhances economic activity is an important part of the local plan. The individual policies look at supporting economic development and new employment land subject to criteria being met, and also safeguarding existing employment areas. There are policies which focus on town, district and local centres, in addition to the rural economy. There is a particular focus on supporting and promoting tourism, with particular policies focusing on the settlements of Bolton Abbey and Hellifield.

- **Infrastructure, Services & Facilities (7 Policies)**

7. The Council is required to assess the level of infrastructure required to support the development set out in the local plan. The Council engages with infrastructure delivery bodies and relevant stakeholders to determine infrastructure requirements, assessing infrastructure requirements from site allocations and assessing the level of growth cumulatively. Planning obligations or “section 106 agreements” may be entered into with developers as part of the development process. They are sometimes required to ensure that places and communities grow in a sustainable way to and assist to deliver the objectives, aspirations and strategy of the local plan. The individual policies focus on key services and infrastructure such as community facilities, transport, recreational facilities, parking, communications infrastructure, and education.
8. The Sustainability Appraisal examines these policies in terms of the 20 sustainability objectives, and also in terms of short term and long term effects (timescale) and the likely positive or negative effects in terms of urban, rural and transboundary. There are some sustainability objectives where the policy is unlikely to have any real influence. There may be cases where a policy scores some minor negatives in terms of some sustainability objectives. For example, an economically focused policy may have some minor negative effects on environmentally focussed sustainability objectives. It is generally important to ensure that these effects are not deemed to be in the “double negative” category in terms of the scoring system. Overall, a suitable and efficient policy should have a broadly positive score over the entire list of sustainability objectives.

Section D: Sustainability Appraisal Process Description

Description of Residential Site Selection Process

1. The proposed residential sites put forward by landowners and developers for inclusion in the Strategic Housing Land Availability Assessment (SHLAA) have undergone a series of analyses to judge their suitability for housing allocation. In order to facilitate this process, the analyses can be divided into three stages, as follows:
 - (a) Initial Screening Analysis of site (as part of the Sustainability Appraisal);
 - (b) Selection of site, or not, in the 'Pool of Sites' (also as part of the Sustainability Appraisal);
 - (c) From the available pool, selection of site, or not, in the list of Preferred Sites (as part of what is referred to as the District Level Analysis).
2. In the description of the sustainability appraisal process, the following sections detail the initial screening analysis, and selection of the sites for the 'pool of sites', and finally, from this pool, the selection of the preferred sites. Therefore, the initial paragraphs below describe the process where firstly the sites are taken from the original SHLAA list of sites and put through the preliminary screening appraisal. The remaining sites which emerge from the initial screening are then analysed under twenty sustainability objectives in the sustainability appraisal. Both of these processes are now discussed in more detail below.

Initial Screening Appraisal

3. All of the sites presented to the Sustainability Appraisal process from the set of sites contained in the SHLAA were included and recorded in the Sustainability Appraisal analysis sheets, in terms of their site number, address and size. To decide if these sites warranted further analysis, all of these sites put forward were then subject to the initial screening appraisal. This appraisal contained four criteria tests, which are considered the most essential criteria for the potential residential site to pass. If the site was deemed to fail at least one of these tests, it then did not go forward for further analysis under the Sustainability Appraisal process. The four test criteria are as follows:
 - The site is located within, adjoining or adjacent to a principal town service centre, key service centre, local service centre or service village identified in the local plan settlement hierarchy;
 - The site is at least 0.1 hectares in size and is capable of accommodating at least five dwellings;
 - The site has an initial advantage because it contains at least 0.1 hectares of land that is at the lowest risk of flooding (flood zone 1);
 - The site is located outside areas protected nationally or internationally for key habitats and plant and animal species (i.e. Sites of Special Scientific Interest, Special Areas of Conservation & Special Protection Areas).
4. The first test criterion involves the need for spatial sustainability in terms of the proposed site being within, or adjoining existing built up areas in the plan's settlement hierarchy. This

approach therefore is aimed to avoid the negative landscape and accessibility effects of isolated developments in the predominately rural and countryside environs of the plan area. The local plan's settlement hierarchy consists of the principal town service centre (Skipton), key service centres (e.g. Settle), local service centres (e.g. Ingleton), and finally service villages (e.g. Bradley). The settlement hierarchy is based on the role and service capabilities of each settlement. There are numerous small villages in the plan area which cannot offer the necessary services or play an existing sufficient role at present in the plan area, and hence for reasons of sustainability they are not included as suitable locations for allocating housing land.

5. The second test looks at the size of the site and how many dwellings the site is most likely capable of delivering if it was selected. The site must have a suitable size threshold of at least 0.1 hectares and a capacity to deliver at least five dwellings in order to be considered for a local plan housing allocation. This allows for a mix of small, medium and large sites to be considered. Very small sites of below 0.1 hectares or yielding less than 5 dwellings may be developed for housing without being allocated, provided they satisfy policy criteria for non-allocated sites.
6. The third test considers the level of threat from flooding. It requires that there must be at least 0.1 hectares of the site in Flood Risk Zone 1, so that the site can at least contain a minimum area that is suitable for residential development, related to the second test criterion above. One of the key objectives of this local plan's site selection process is to avoid building dwellings on areas of land where there are Flood Risk Zone 2 and Flood Risk Zone 3 designations in evidence, as the risk of flooding gets progressively higher under these zones. The designations of flood zone for each SHLAA site within the Craven Local Plan process are taken from the most up-to-date evidence from the Environment Agency's flood risk maps and the Council's 2017 Strategic Flood Risk Assessment, both of which are available online.
7. Finally, the fourth test aims to ensure that all sites chosen are outside of areas of special biodiversity interest and importance. Key examples are Special Areas of Conservation (SACs) which help to preserve designated habitats of importance, and Special Protection Areas (SPAs) that assist to protect important wildlife species. Both SACs and SPAs in England are designated under European Union law in terms of the Habitat Directive. Sites of Special Scientific Interests (SSSIs) are of national importance in England, and also protect important biodiversity interests. It is therefore highly preferable that no residential development under the local plan selection process is based within the boundaries of these special areas of environmental protection.
8. It must be noted that some sites put forward under the SHLAA since the beginning of the local plan period in 2012 gained planning permission for housing in the intervening time between 2012 and the analysis of the Sustainability Appraisal during 2016 and 2017. These sites were also included and recorded in the Sustainability Appraisal sheets in terms of site number, address, site size, and also the details of the planning application. In these cases, the site's individual row in the sheet was coloured orange to distinguish it from other studied SHLAA sites and the site was not taken forward, because the grant of planning permission negates the need for a local plan housing allocation.

The Pool of Sites

9. From the above paragraphs, it is seen that SHLAA sites that did not meet one or more of the aforementioned four test criteria remained at Level 1 of the Sustainability Appraisal, and they hence did not proceed further in terms of been an appropriate housing site option. The sites which passed all four of the tests were then subject to evaluation under the various social, environmental and economic elements of the sustainability objectives. These sustainability objectives were derived based on having an appropriate mix of socio-economic and environmental objectives, in addition to covering all the key individual social, economic and environmental elements that are relevant to a residential site in Craven. For example, these elements included site accessibility, conservation heritage, potential to improve community cohesion, prudent use of land resources, and the extent of Flood Risk Zones 2 or 3 on the site or in proximity to it, if they are evident.
10. Each site underwent a marking system in the Sustainability Appraisal, ranging from a double negative to a double positive, in terms of the influence or effect on each sustainability objective analysed. There are five marking possibilities, which means the remaining marking options in between are a single negative, neutral or single positive. In the case of neutral, this means that the influence or effect on the sustainability objective in question is either negligible, or that minor positive and negative effects largely balance each other.
11. In general, a site that received a double negative marking, or an excessive number of single negatives ('excessive' depending on the judgement of the marker where positives also may need consideration), was judged not to be suitable for further advancement, and so it stayed at Level 2. Whilst the assessment exercise necessarily requires some balancing of positive and negative effects, it must be pointed out that some double negatives cannot be balanced out by positives elsewhere. An example would be where a double negative is received in terms of access to an adopted road, which means that access cannot be physically or safely achieved. In such circumstances, a site cannot be taken further forward.
12. Each site under analysis has commentary within the Sustainability Appraisal discussing the key points relevant to the marking of the sustainability objectives in terms of influences or effects on them, with respect to that settlement. An adjacent column in the sustainability appraisal suggests any required mitigation measures and associated recommendations, numbered from a prepared list. These inform and feed into the development principles for the site if it is ultimately selected amongst the local plan's preferred sites. The list of mitigation measures and also the description of the sustainability objectives are included below.
13. It must be noted at this point that the degree to which individual sustainability objectives have a determining effect on site selection can sometimes vary, based on the settlement in question and what the pressures on it are. A good comparison in this respect is the relatively large settlements of Settle and Benthams (both key service centres in the settlement hierarchy). Both of these settlements under the hierarchy were apportioned a little over 10% of the overall housing growth and both settlements are subjected to heritage conservation pressures. However, Settle is also subjected to significant flood risk pressures, whereas Benthams is not. This means that the balance between heritage conservation and flood risk can be a strong determining factor in Settle, whereas, in Benthams, heritage conservation alone can be a

strong determining factor. Historic England and the Yorkshire Dales National Park provided input to assist with this process, particularly in the balance of considerations leading to the determination of Settle's preferred site list.

14. Overall, the various analyses described up until now are aimed at producing a suitable list or pool of sites in each of the settlements. In general, a typical marking score for a site which advanced through the twenty sustainability appraisals and to the pool of sites might include two to three double positives, and the rest divided into a mix of positives, neutrals and some negatives. The inclusion of some negatives in appraisals of sites which made it through to pool stage is almost inevitable, as there can be conflict between social, economic and environmental objectives in particular cases. As referred to previously, where such conflicts produce one or more double negative markings, the site would find it quite difficult to progress further to pool stage.
15. When a site reaches the pool of sites, it is referred to in the sustainability appraisal as 'Level 3 (Pass)'. The pool of sites is therefore a list of sites which are deemed satisfactory for site selection if required in the settlement. All of the above described work to get to a pool of sites in each settlement is referred to the Settlement Level Analysis. There are some settlements in the hierarchy where there are sites deemed satisfactory for the pool of sites, but the percentage of housing growth allocated, combined with planning permissions since 2012, means that Preferred Sites are not required from each of their pools.
16. In many other settlements, the number of sites in the pool is greater than the number of sites required to meet housing targets, based on a prescribed average density applied to each site in the plan area. This meant there is a choice available to determine what are deemed the best sites, or Preferred Sites, in each of these settlements. This stage is referred to as the District Level Analysis and is described in the Environmental Report accompanying the Local Plan.

District Level Analysis

17. If the residential site was deemed to be suitable for the pool of sites, it was then determined if the site in question would be a preferred site if there was a surplus of sites available in the settlement. This was based on four analyses, based on the following:

- **Affordable Housing Provision**

18. There are three options here for the site, with either of the first two options allowing the site to proceed. Option one means the site is likely to deliver 11 or more dwellings and affordable housing on the site is obtained (irrespective of being in a designated rural area or not). Option two means a site is likely to deliver 6 or more dwellings and a financial contribution towards affordable housing is obtained, as the site is in a designated rural area. Option three means the site is unlikely to deliver affordable housing (either less than 11 dwellings is likely and the site is not in a designated rural area, or less than six dwellings is likely in a designated rural area).

- **Site Proximity to Designated Landscape Features**

19. The second analysis looks at whether the site is likely to have potential harm the special qualities of the designated landscapes of the Yorkshire Dales National Park or the Forest of Bowland Area of Outstanding Natural Beauty. This is not likely if the site is not situated inside the boundaries of these two designations. It also looks at the location of the site in the context of the settlement (i.e. northwest, southeast, etc. of the settlement's central area). This gives an indication of relative proximity to the National Park or AONB boundary. All other considerations being equal between sites in a settlement, those sites would generally be chosen where they are located furthest away from these designated boundaries to minimise any visual impact, recreational disturbance and other potential urban edge effects. The Planning Policy team has prepared a Landscape Study to assess the visual impact of the preferred sites chosen.

- **Site Proximity to Designated Natural Environmental Features**

20. The second analysis also looks at whether the site is likely to have potential harm regarding the special qualities of the designated landscapes of the Special Area of Conservation (SAC), Special Protection Areas (SPA) or Ramsar sites. This is not likely if the site is not situated inside the boundaries of these designations. It also looks at the location of the site in the context of the settlement (i.e. northwest, southeast, etc. of the settlement's central area). This gives an indication of relative proximity to the boundaries of the designated areas. All other considerations being equal between sites in a settlement, those sites would generally be chosen where they are located furthest away from these designated boundaries to minimise recreational disturbance and other potential urban edge effects.

- **Site Position in relation to Health & Safety Executive (HSE) Zone**

21. HSE is a statutory consultee for planning applications around major hazard sites and pipelines and on applications for hazardous substances consent. HSE's advice is aimed at mitigating the effects of a major accident on the population around a major hazard site. It is preferable that the site lies in the outer Health & Safety Executive zone, or not in an HSE zone. If the site lies in the middle zone or in the inner zone, the site would require further review in terms of this analysis to determine the exact influence of the zone, if the site is to progress to the stage of preferred sites.
22. If the site passes on all four District Level Analyses, the site can be considered suitable as one of the Preferred Sites in this settlement. A narrative of the site analysis was given for each preferred site chosen, with a net developable area, number of dwellings generated, and development principles.
23. As referred to earlier, lists of the sustainability objectives and the mitigation measures utilised in the sustainability appraisal process are now included below.

Sustainability Objectives:

- SO1) Maximise employment opportunities within Craven;
- SO2) Maximise opportunities for economic and business growth;
- SO3) Promote equality and diversity, and foster community cohesion by reducing all forms of poverty;
- SO4) Enhance access for all to essential facilities;
- SO5) Promote physical, mental and social health and wellbeing;
- SO6) Enable all residents to live in suitable and affordable housing;
- SO7) Enable everyone to access a good standard of education and the ability to undertake relevant training and augment skill levels;
- SO8) Improve connectivity, reduce the need for travel, and ensure proposed developments have safe access;
- SO9) Reduce the risk and impacts of flooding on people, property and the environment including through the implementation of Sustainable Urban Drainage;
- SO10) Protect and enhance the natural and agricultural conditions to maintain soil quality and grow food within Craven;
- SO11) Ensure the prudent use of land resources;
- SO12) Conserve and where appropriate enhance the historic environment including heritage assets and their settings and areas of identified and potential archaeological interest;
- SO13) Protect, and where possible enhance, Craven's biodiversity and geodiversity, particularly protected habitats and species;
- SO14) Protect and enhance the open countryside and wider landscape character;
- SO15) Promote innovative design which enhances the visual character of Craven's towns and villages;
- SO16) Minimise air, noise and light pollution, and where possible improve local air quality;
- SO17) Minimise impacts on climate change, including supporting energy production through renewable and low carbon sources;
- SO18) Conserve and enhance water quality and resources and improve the efficiency of water use;
- SO19) Minimise waste production and increase recycling rates in Craven;
- SO20) Safeguard minerals resources and other natural material assets, and ensure the safe management of hazard risks of former mining activity where new development is proposed.

Mitigation Measures:

- 1a There is an existing business and employment use on the site which has being put forward, and in this case the site should continue as an employment led use;
- 1b The site should be promoted as predominately or partly ‘employment led’ to ensure the delivery of the Council’s socio- economic objectives set out in the draft Local Plan. This includes sites which are recommended for mixed uses, where it is deemed that at least part of the site is utilised for employment purposes;
- 2 A Flood Risk Assessment is required, as a significant fluvial and/or surface water hazard has been identified within part of the site area. Sustainable Urban Drainage Systems (SUDS) may also be required here. In this case, mitigation measures include a recommendation to divide the site area to include a use mix appropriate to the site, in order to mitigate against localised flood risk;
- 3 Biodiversity and/or landscape impact mitigation(s) should be built into the design of the scheme. In this case, mitigation measures suggested by the Council can include a recommendation for division of the site area to include a use mix appropriate to the site, in order to protect areas of high biodiversity, landscape and/or recreational value within the site (including Tree Preservation Orders). These areas may also then be thought of as potentially providing part of a wider green corridor route;
- 4 Opportunity to incorporate social infrastructure related to community parks and other green infrastructure. In this case, the site may have area(s) which are deemed to provide recreational and other community benefits, which can often (but not always) relate to areas of high biodiversity and landscape value, as referenced in measure (3) above;
- 5a Siting and design of development on the site to conserve the significance of heritage assets (listed buildings and scheduled ancient monuments) on the site and their settings where appropriate, including a Council recommendation for sub- division of the site where necessary. Impact on the Conservation Area to be considered and mitigated against where required;
- 5b Ground work assessment will be required as part of the on-site works to investigate areas thought to be of archaeological significance. A Council recommendation may include sub-division of the site to protect these specific areas within the site’s overall area;
- 6 The site is viewed as a town/village centre site with very good accessibility to key services and public transport. Such sites offer future occupiers and residents the opportunity to walk and cycle to most key services rather than using a private vehicle. Hence there may be opportunities for the further intensification of use within the site in terms of housing density. Subject to site specific analysis;
- 7 Air quality, noise pollution and/or light pollution measures to be addressed as far as possible in the design and layout of the scheme on the site. These measures are important considerations especially where the site is adjoining relatively large residential areas, particular employment uses, and/or late night commercial uses in towns and villages, and also where the site is situated close to a major road network, particularly A-roads;
- 8 The site is viewed as contributing to regeneration opportunities in the local area to improve overall standards of living, with CIL and S106 potentially used to address additional needs likely to be generated;
- 9 The site is viewed as being in a prominent location, and hence visual character with regards to housing density, building heights, and dwelling design to be considered for this site’s potential development. Prominent locations can include sites situated adjacent to a key entrance to a town or village, or sites on raised ground in comparison to surrounding residential and employment development.

Site SG064 – Sustainability Appraisal text for site selection

Overriding Reasons for Selection

Landscape and Visual Impact

1. The statutory body Natural England raised concerns regarding the landscape and visual impact of the proposed employment site SG064. Natural England believes that the proposed development will have significant and adverse impact on the setting of the Yorkshire Dales National Park. The statutory body is of the opinion that the development sits on a raised embankment and is very prominent in the landscape, and it hence believes views of the development looking towards the National Park would have considerable visual impact. The landscape and visual impact of this site has been assessed in a document produced by Craven District Council, entitled Landscape Visual Impact Assessment (La007), and the analysis is outlined in the following paragraphs.
2. The proposed site SG064 is a relatively large site at the entrance to Settle, adjacent to the roundabout where the A65 joins the B6480. The site is currently in agricultural use. The site is bordered by the track to Runley Mill to the north, the B6480 to the east, the A65 to the south and agricultural land to the west. There are no Public Rights on Way on the site. The site is close to the Yorkshire Dales National Park boundary, which follows the railway line, then runs eastwards along Lodge Road. There are dry-stone wall field boundaries within and around the site boundary.
3. The planning officer who assessed the site from a landscape and visual viewpoint concluded that although the site is in a prominent location at the entrance to Settle, it was not highly visible from the viewpoints within the National Park as it was hidden by Anley Crag plantation, a thick band of trees which occupy the hill side to the east of the site between the B6480 and the railway line. It is viewed that this hill is large enough to obscure the site from the viewpoints chosen within the National Park during the assessment. However, whilst the site is not visible in its current undeveloped state, any buildings on the site would obviously be at a higher level and may well be visible above the hill top.
4. It is conceded in the assessment that the site does have long-distance views into the National Park, and due its large size, it is likely that it will be visible from the National Park in places other than the viewpoints used in the assessment. For this reason, the assessment recommended that further visual assessment work is undertaken for the site prior to development. This should include measures to mitigate against and reduce the identified negative visual impacts through:
 - The use of site boundary treatments that respect the landscape character and incorporate dry-stone walls. Existing dry-stone wall boundaries should be retained;
 - Landscaping and planting of native trees at the southern end of the site to shield the site from the road and railway and to create an attractive entrance to Settle;
 - A restriction on building heights to two-storeys to reduce the visibility of development from the National Park, above the rise of Anley Crag Plantation. Consideration should be given to the use of 'green roofs' to minimise the impact of development;

- The requirement for development proposals to be carefully and sensitively designed to minimise visual impact on the character and appearance of the area.

The assessment concluded that in the context of views into and out of the Yorkshire Dales National Park, the change in the visual impact is thought to be minimal, and hence does not prevent the site's allocation, subject to the implementation of the recommended mitigation measures above.

Overriding Socio-Economic Reasons for Site Selection

5. At this stage, it is clear there are alternative perspectives regarding this site from Craven District Council and Natural England on the extent of landscape and visual impacts into and out of the National Park. Whilst Craven District Council recognises that there is likely to be some visual impact resulting from allocating this site, it is believed that the extent of such impacts can be sufficiently reduced with further design and landscaping work within the site. In contrast, Natural England is of the opinion that the subsequent development of the site would have significant and adverse impact on the setting of the National Park, and the landscape character of this entry point into the National Park. Furthermore, whereas Natural England believe that the proposed site's development would create an urban form in a rural setting, Craven District Council are of the view that the site has good strategic and local accessibility with the A65 (Settle bypass) bordering the south of the site, with the potential for direct access to be formed from the site to the B6480 and rail links in nearby Settle.
6. In light of these differing perspectives on the landscape and visual impacts, Craven District Council believe there are overriding social and economic reasons for allocating this site for an employment selection. From the sites deemed suitable in the Employment Land Review document (Ec002), the choice of these suitable employment sites was comparatively limited relative to the range of potential residential sites. Instead, with the employment sites chosen for allocation, they are often examined in terms of what effective mitigation measures can be utilised to sufficiently reduce any negative impacts on such landscape and ecological impacts, such as the National Park. In this case of SG064, due to the limited employment choice, there is a requirement to balance social, environmental, and economical requirements. Other potential employment site options in Settle were not considered sustainable either in the Employment Site Review assessment (Ec002) or the Sustainability Appraisal (SA004).
7. On a broader scale, the general objective for employment provision in the Craven Local Plan is to put forward employment sites on a broadly evenly spread geographical basis within the local plan area. Hence, there are proposed employment sites in Skipton in the east, Settle in the central area, and Ingleton to the northwest. This allows a more appropriate local balance of employment provision and allocation of residential sites. On this basis, and in the absence of other suitable sites in Settle, it is believed that there are over-riding social and economic reasons for allocating the proposed site SG064 for development in the Craven Local Plan.

Site SK044 (Skipton) – Sustainability Appraisal text for site selection

Exception Test Explanation

1. Site SK044 has numerous positive aspects which have determined the site's selection as a Preferred Site. The site is situated in the central-west section of Skipton's built up area, which allows easier access to the town's services, and hence improving connectivity and reducing the need for travel. The site has an existing, safe access from Niffany Gardens and Station Road. If access is from the un-adopted Ings Lane, only up to 5 dwellings can be served from this access point. The site has formerly been used for garaging and as allotments therefore part of the site is brownfield site which is suitable for development. As the site is in the central area of the existing built up settlement, it also performs favourably regarding a likely low level of potential impact on the nearby National Park boundary. The site is also not in the north or north-east of the settlement, closest to the National Park's boundary. The whole of the site area submitted to the SHLAA database can be utilised.

2. An assessment of flood risk on this site has been informed by the Council's Strategic Flood Risk Assessment and maps (Craven DC website, Local Plan examination document reference F1002). In terms of surface water flood risk the eastern part of the site lies adjacent to an area at medium risk of surface water flooding. Just under half the site is within Flood Zone 2, which when considered with other chosen residential sites, is unusual in that the vast majority of developable area of these sites has been located in Flood Zone 1. In this context, following the application of the Sequential Test, it was not possible for the development to be located in zones with a lower probability of flooding. The exception test is considered appropriate to be applied. This is a town centre, brownfield site with very good accessibility to key services and public transport and the development of this site would maximise the opportunities for future occupiers to walk or cycle to most key services. It is therefore considered that the wider sustainability benefits to the community in this case outweigh the flood risk issue. Hence the site passes the exception test (bullet point number 1, paragraph 102, page 24 of NPPF, 2012).

Site SK049 (Skipton) – Sustainability Appraisal for site selection

Exception Test Explanation

1. The Council's site selection and allocation process has taken a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property. The process has been developed and applied in consultation with and to the satisfaction of the Environment Agency (Representation 050).
2. The Council's Strategic Flood Risk Assessment maps (SFRA) (FI002) shows that the site is within FZ3b and is at risk from surface water flooding and groundwater emergence.
3. In accordance with paragraph 100 and 101 of the Framework, the Sequential Test in the SFRA was applied to all available sites suitable for employment development in Skipton, including SK049. However, following the application of the Sequential Test, it was not possible for all the employment land identified as being required over the plan period to meet objectively assessed employment needs (commensurate with the plan's spatial strategy and level of housing growth in Skipton) to be located in zones with a lower probability of flooding. It was appropriate therefore for the Council in accordance with paragraph 102 of the Framework to apply the Exception Test in the case of SK049. Taking account of the proposed use of the site for B1, B2 & B8 uses (which are less vulnerable uses) the Council considers the Exception Test is met because the provision of employment development on the site provides wider sustainability benefits to the community that outweigh the flood risk.
4. Furthermore, the construction of the Skipton Flood Alleviation Scheme (FAS) has been designed to reduce the risk from Eller Beck, Waller Hill Beck and Ings Beck which is projected to have a significant impact on reducing the risk of flooding within the Ings Lane area, including site SK049. Once Skipton FAS comes fully into operation the areas within Skipton that can be considered as benefitting from defence will change. Accordingly, the extent of the functional flood plain should be updated to reflect these changes. Land currently in Flood Zone 3 will remain in Flood Zone 3, however land may move from Flood Zone 3b to 3a if it no longer falls within the functional flood plain. It is anticipated that the reduction in flooding will enable land currently in Flood Zone 3b to be moved to Flood Zone 3a, thereby increasing the amount of the developable land available.



Craven Local Plan

Sustainability Appraisal

Scoping Report

January 2018

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This document was updated in January 2018 with recommended changes on the original draft in December 2013, including those from North Yorkshire County Council, Natural England, and Yorkshire Wildlife Trust.

Introduction

- 1.1 The spatial planning system has a fundamental role in delivering sustainable development. Indeed, the presumption in favour of sustainable development is identified within the National Planning Policy Framework (2012) as a key element when plan making and decision taking. As such, an essential component of plan making is the consideration of the extent to which plans will achieve the three key elements which define sustainability i.e. social, environmental and economic objectives. This is undertaken through what is called a Sustainability Appraisal.
- 1.2 Sustainability Appraisal is not a separate activity from plan making but is rather an integral part of the preparation of the Local Plan. The Sustainability Appraisal methodology follows the guidelines set out in the Planning Advisory Service: Communities and Local Government (CLG) Plan Making Manual.
- 1.3 It is a legal requirement that when preparing the Local Plan, a Strategic Environmental Assessment must be carried out in accordance with the European Directive 2001/42/EC (SEA Directive). This Directive became legislation in England in July 2004 through the Environmental Assessment of Plans and Programmes Regulations (SEA Regulations).
- 1.4 Whilst SEA and SA are separate processes, there is significant overlap, so SEA requirements are included under the approach to sustainability appraisal in this report. The sustainability appraisal covers wider social and economic effects of plans, as well as the more environmentally-focused considerations in the SEA Directive. For the purposes of this document the combined SA and SEA are referred to as Sustainability Appraisal (SA). In accordance with the EU Habitats Directive 92/43/EEC, scoping for the requirement to undertake appropriate assessment is also required.
- 1.5 The Government has set out a series of five steps in undertaking SA. Stage A which forms the basis of this Scoping Report involves gathering evidence and identifying SA objectives. Stage B develops the refines the options and assessing the effects. Stage C involves the preparation of the SA report. Following statutory consultation which forms stage D, the SA appraisal framework may need to be updated to reflect consultation responses. Stage E involves on-going monitoring of significant effects. This process is set out in the table below.

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope
A1: Identifying other relevant policies, plans and programmes and sustainability objectives (contextual review) A2: Collecting baseline information A3: Identifying sustainability issues A4: Developing the sustainability framework and outlining what happens next A5: Consulting on the scope of the sustainability appraisal Output: Scoping Report
Stage B: Developing and refining the options and assessing the effects

B1: Testing the Local Plan objectives against the SA Framework
B2: Developing options and alternatives for the Local Plan
B3/B4: Predicting and evaluating the effects of the draft Local Plan
B5: Considering ways of mitigating adverse effects and maximising beneficial effects
B6: Proposing measures to monitor the significant effects of implementing the Local Plan
Stage C: Preparing the Sustainability Appraisal
C1: Preparing the Sustainability Appraisal report
Stage D: Consulting on the draft Local Plan and Sustainability Appraisal Report
D1: Public participation on the Sustainability Appraisal Report and draft Local Plan
D2: Appraising significant changes
Output production of Sustainability Appraisal Report
Stage E: Monitoring the significant effects of implementing the Local Plan
E1: Finalising aims and methods for monitoring
E2: Responding to adverse effects
Output: Information in the Annual Monitoring Report

Table 1: Stages in the SA process.

1.6 This Scoping Report which has been prepared to follow Stage A above, has involved the following steps:

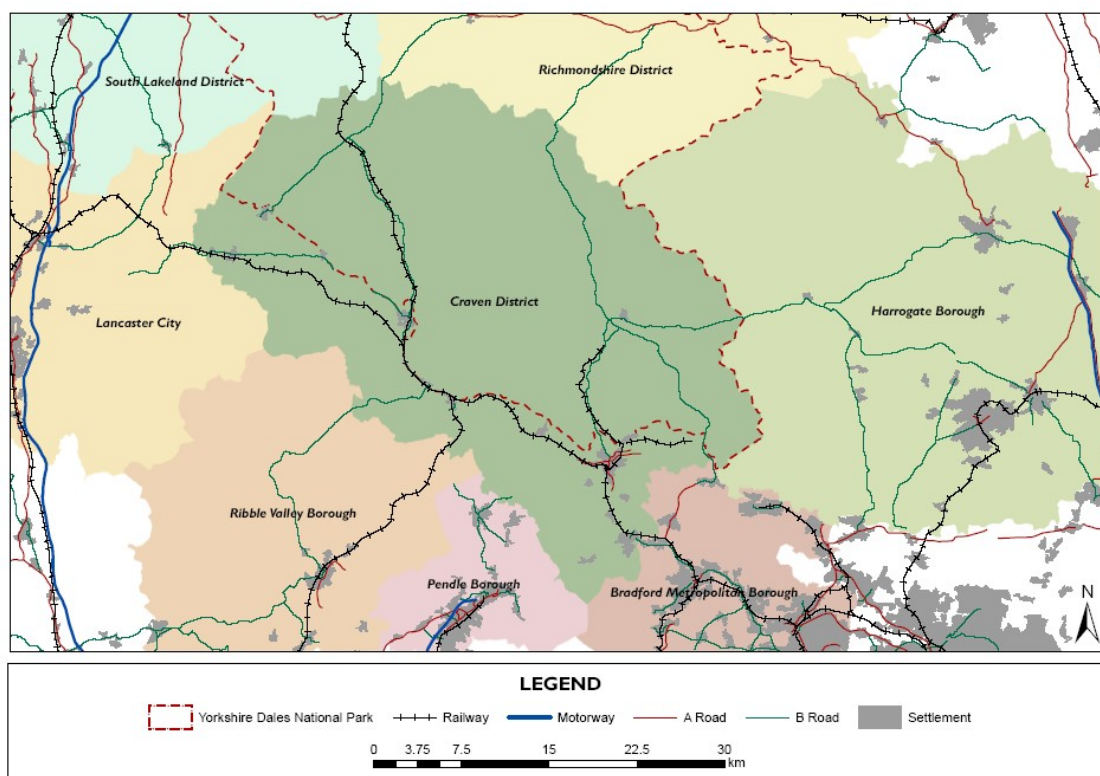
- A review of relevant plans, policies and programmes in identifying environmental, social and economic issues which are relevant to the Local Plan area;
- A review of baseline information for the environmental, social and economic context of the Plan area;
- Informing and shaping a framework for undertaking iterative sustainability appraisal testing of the emerging plan and alternative strategies, planning policies and sites. This testing framework includes objectives, sub-criteria and monitoring indicators.

1.7 This Scoping Report provides an introduction to the remaining four stages of the sustainability appraisal which will be undertaken alongside the preparation of the Local Plan for Craven (outside the Yorkshire Dales National Park).

1.8 Sustainable development has been defined in many ways, but the most frequently quoted definition is from the document *Our Common Future*, also known as the Brundtland Report. This definition is as follows: "Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs". Sustainable development has three fundamental elements of social, environmental and economic. Certainly, in the context of Craven, the socio-economic and environmental elements have great importance. For example, Craven's population has a relatively large percentage of people of 65 years old and over, which puts heavy economic pressure on the remaining population in the workforce. To ensure sustainable development, more people between the ages of 18-40 need to be encouraged to live and work within the district. Craven also has a good quality natural environment, which delivers vital ecosystem services, tourism revenue, and also is intrinsically important for its own sake. Indeed, in this regard, the above definition can be viewed as too human-centric.

The Craven Plan Area

- 2.1 Craven District is situated in the Pennines region in the county of North Yorkshire. For planning purposes, this is divided into the Craven plan area and the remainder of the District which is part of the Yorkshire Dales National Park (a separate planning authority).
- 2.2 The Craven plan area adjoins Bradford Metropolitan District to the south-east, the Yorkshire Dales National Park to the north and east, Lancaster district to the north-west, Ribble Valley borough to the west, and Pendle district to the south and south-west.



Map 1: Geographical context of Craven District.

- 2.3 The plan area contains Craven's four largest settlements, the market town of Skipton (the largest settlement by a considerable margin), the smaller market towns of Bentham in the far north of the plan area, Settle centrally located within the plan area and the village of Glusburn & Cross Hills in the south of the local plan area.
- 2.4 The plan area includes part of the Forest of Bowland Area of Outstanding Natural Beauty (AONB). Unlike National Parks (e.g. the Yorkshire Dales), AONBs do not form separate planning authorities. Some of the settlements within the plan area are bisected by the boundaries of the Yorkshire Dales National Park as identified in Table 2. Hence, some villages are only partly within the Craven Local Plan area, with the remainder located within the plan area of the Yorkshire Dales National Park Authority.

Parish	All residents (2011 census)	% inside the Craven Plan area (outside National Park) (approximate)	Population in the Craven Plan area, outside NP (approximate, 2011 census)
Long Preston	742	16%	119
Austwick	463	22%	102
Langcliffe	333	26%	87
Bolton Abbey	111	34%	38
Thornton in Lonsdale	288	35%	101
Stirton with Thorlby	204	41%	84
Embsay with Eastby	1,879	58%	1,090
Clapham cum Newby	640	70%	448
Giggleswick	1,270	80%	1,016
Ingleton	2,186	82%	1,793
Lawkland	231	83%	192
Settle	2,564	95%	2,436
Hellifield	1,426	98%	1,397
Airton (including Otterburn)	228	0%	0
Gargrave	1,755	100%	1,755

Table 2: Parishes partly in the Craven Plan area.

Review of relevant plans, programmes and strategies

- 3.1 In the following tables, plans, programmes and strategies of a broad range of organisations that influence the integration of strategic policies and programmes at local authority level are listed. Documents are grouped by those produced at the International, National, Regional / Sub-Regional or local authority (Craven or other local planning authorities) level. There is a wide range of international and EU legislation, when transposed into national legislation, set requirements that need to be taken into account in sustainability appraisal of the Craven Local Plan.

Table 3: Plans, strategies and programmes reviewed as part of the Craven Local Plan SA / SEA scoping.

International plans, strategies and programmes	Organisation	Date
EU Environmental Impact Assessment Directive	European Commission	2011
Waste Framework Directive 2008/98/EC	European Commission	2008
EU Sustainable Development Strategy	European Commission	2006
Thematic Strategy for Soil Protection	European Commission	2006
European Landscape Convention or „Florence Convention“	European Commission	2004
The Johannesburg Declaration of Sustainability Development	United Nations	2002
Environment 2010: Our Future, Our Choice, EU Sixth Environment Action Programme, 2001-2010	European Commission	2001
Directive to promote Electricity from Renewable Energy (Directive 2001/77/EC)	European Commission	2001
European Strategic Environmental Assessment Directive (SEA) Directive	European Commission	2001
European Strategic Environmental Assessment Directive	European Commission	2001
European Landscape Convention	European Landscape Convention	2000
Water Framework Directive	European Commission	2000
The Landfill Directive 1999/31/EC	European Commission	1999
Kyoto Protocol on Climate Change	United Nations	1999/1997
Conservation of Natural Habitats and Wild Fauna and Flora (Directive 92/43/EC) (The Habitats Directive)	European Commission	1994
Habitats and Species Directive 92/43/EEC	European Commission	1992
Urban Wastewater Treatment Directive	European Commission	1991
Convention on archaeological heritage (Valetta Convention 1992)	Valetta Convention	1992
The Convention on Biological Diversity, Rio de Janeiro	United Nations	1992
Nitrates Directive 91/676/EC	European Commission	1991
Wild Birds Directive 79/409/EEC	European Commission	1979
Bern Convention on the conservation of European wildlife and natural habitats	Bern Convention	1979
Bonn Convention on Conservation of Migratory Species	United Nations	1979
EU Convention on the protection of archaeological heritage	European Commission	1972
UNESCO World Heritage Convention	UNESCO	1972
RAMSAR Convention on Wetlands of International importance, especially waterfowl habitats	RAMSAR Convention	1971
Directive on Ambient Air Quality and Management	European Commission	1966
Air Quality Framework Directive 96/62/EC	European Commission	1962

National plans, strategies and programmes	Organisation	Date
Tracking peat usage in growing media production	UK Government (Defra)	2013
National Character Area Profiles	Natural England	2012
Community Rail Development Strategy (2012)	UK Government (Department of Transport)	2012
Agricultural land classification: Protecting the best and most versatile agricultural land	Natural England	2012
Getting the measure of fuel poverty: Final report of the fuel poverty review	John Hills	2012
Health and Social Care Act	Government	2012
National Planning Policy Framework	Government (DCLG)	2012
WRVS Loneliness amongst older people and the impact of family connections	WRVS	2012
The Localism Act	Government	2011
The Natural Choice: Securing the Value of Nature	Government White Paper	2011
Making Space for Nature	John Lawton	2011
The future of food and farming: Challenges and Choices for Global Sustainability	Government	2011
Energy Act	Government	2011
Mainstreaming Sustainable Development	UK Government (Defra)	2011
AONB Management Plans: Uplands Policy Review	UK Government (Defra)	2011
Biodiversity 2020: A Strategy for England's wildlife and ecosystem services	UK Government (Defra)	2011
Mainstreaming Sustainable Development	UK Government (Defra)	2011
The Marmot Review: Implications for Spatial Planning	UCL Institute of Health Equality	2011
Laying the Foundations: A Housing Strategy for England	UK Government	2011
The Equality Act	UK Government	2010
Climate Change Act	UK Government	2008
The Energy Act	UK Government	2008
The Planning Act	UK Government	2008
The Wetland Vision for England	Environment Agency	2008
England biodiversity strategy climate change adaptation principles	UK Government (Defra)	2008
Safer Places: The Planning System and Crime Prevention	UK Government (ODPM)	2007
Natural Environment and Rural Communities Act	UK Government	2006
Securing the future: UK Sustainable Development Strategy	UK Government (ODPM)	2005
Safeguarding our Soils: A Strategy for England	UK Government (Defra)	2009
Planning tomorrow's countryside	The Countryside Agency	2005
Housing Standards Review Consultation	UK Government (DCLG)	2013
Planning and Compulsory Purchase Act	UK Government	2004
Strategic Environmental Assessment and Biodiversity: Guidance for Practitioners	English Nature, RSPB, Environment Agency, Countryside Council for Wales	2004
Making the Connections: Final Report on Transport and Social Exclusion, report by the social exclusion unit	UK Government (ODPM)	2003
Strategy for sustainable farming and food	UK Government (Defra)	2002
Working with the grain of nature: A biodiversity strategy for England	UK Government (Defra)	2002
Countryside and Rights of Way Act 2000 (CRoW)	UK Government	2000
England Forestry Strategy	Forestry Commission	1999
Environment Act	UK Government	1995
UK Biodiversity Action Plan	UK Biodiversity Partnership and UK Government	1994
Wildlife and Countryside Act (as amended)	UK Government	1981
Geological Conservation Review	Joint Nature Conservation Committee	1977

Regional, County and sub-regional plans, strategies and programmes	Organisation	Date
Minerals and waste emerging joint plan under preparation	North Yorkshire County Council (NYCC), North York Moors Authority and City of York	Emerging plan
NHS Airedale, Wharfedale and Craven Clinical Commissioning Group prospectus 2013 / 2014	NHS Airedale, Wharfedale and Craven CCG	2013
York, North Yorkshire and East Riding LEP Draft version for submission	York, North Yorkshire and East Riding LEP	2013
Consultation to refresh the North Yorkshire Community Plan for 2014 - 2017	Local Government North Yorkshire and York and the Chief Executives Officers Group for North Yorkshire and York	2013
North Yorkshire Joint Health and Wellbeing Strategy 2013 - 2018	Health and Wellbeing Board North Yorkshire	2013
Landscape Guidance for wind turbines up to 60m high in the south and West Pennines	Julie Martin Associates	2013
United Utilities revised draft water resources management plan	United Utilities	2013
Maximising value: A strategy to deliver extra care housing in North Yorkshire	NYCC / Housing Learning and Improvement Network (LIN)	2012
North Yorkshire Health and Wellbeing Board Joint Strategic Needs Assessment 2012	North Yorkshire Health and Wellbeing Board	2012
North Yorkshire Strategic Housing Market Assessment (SHMA)	GVA planning and property consultants for North Yorkshire Strategic Housing Partnership	2011
North Yorkshire local Investment Plan	North Yorkshire Strategic Housing Partnership	2011
Local transport plan three (LTP3) Local Transport Plan 2011 – 2016	North Yorkshire County Council	2011
Realising the potential: The Leeds City Region Local Enterprise Partnership Plan	Leeds City Region Local Enterprise Partnership (LEP)	2011
Low Carbon and Renewable Energy Capacity in Yorkshire and Humber	Aecom	2011
Managing Landscape Change: RCLE Developments – A Sensitivity Framework for North Yorkshire & York	Aecom	2011
North Yorkshire's Children and Young People's Plan	North Yorkshire Children's Trust	2011
North West Yorkshire Level 1 Strategic Flood Risk Assessment	JBA Consulting for Harrogate, Craven and Richmondshire Councils	2010
Leeds City region Green Infrastructure Strategy	Leeds City Region LEP	2010
Aire Catchment Flood Management Plan Summary Report, December 2010	Environment Agency	2010
York and North Yorkshire Economic Assessment	York and North Yorkshire Partnership Unit	2010
Yorkshire and Humber Biodiversity Forum Regional Strategy and Biodiversity Opportunity Areas Mapping	Yorkshire and Humber Biodiversity Forum	2009
North West River Basin Management Plan	Environment Agency	2009
Living Landscape for Yorkshire	Yorkshire Wildlife Trust	2009
River Basin Management Plan, Humber River Basin	Environment Agency	2009
York and North Yorkshire Cultural Partnership Strategy 2009 – 2014	York and North Yorkshire Cultural Partnership	2009
Waste Local Plan saved policies post May 2009	North Yorkshire County Council	2009
Your Dales Rock: Local Geodiversity Strategy	NY Geodiversity Partnership	2006
Transport and Sustainable Tourism Measures, Consultation Draft	North Yorkshire County Council	2005
Delivering Sustainable Energy in North Yorkshire: recommended Planning Guidance	Land Use Consultants and National Energy Foundation	2005
Minerals and Waste Development Framework: Core Strategies – Sustainability Appraisal, Consultation Draft Scoping Report	North Yorkshire County Council	2005
North Yorkshire Sub Regional Investment Plan 2004 - 2009	York and North Yorkshire Partnership Unit	2005

Yorkshire Dales Local Plan Second Deposit Version	Yorkshire Dales National Park Authority	2003
Regional Economic Strategy	Yorkshire Forward	2003
Regional Housing Strategy	Government Office for Yorkshire and the Humber	2003

Plans, strategies and programmes of adjacent planning authorities	Organisation	Date
Bradford Core Strategy Further Engagement Draft	Bradford Metropolitan District Council	Oct 2011
Harrogate Core Strategy*	Harrogate Borough Council*	Adopted 2009
A landscape strategy for Lancashire (includes the Craven Plan area)	Lancashire County Council	2000
Lancaster City Council Core Strategy	Lancaster City Council	Adopted 2008
Lancaster City Council Land Allocations Development Plan Document	Lancaster City Council	Preferred Options 2012
Replacement Pendle Local Plan (2001 – 2006)	Pendle Borough Council	Adopted 2006
Ribble Valley Core Strategy Submission version	Ribble Valley Borough Council	2012
Richmonshire Local Plan Core Strategy 2012 – 2028*	Richmonshire District Council*	2012
South Lakeland Core Strategy*	South Lakeland District Council*	Adopted Oct 2010
South Lakeland Local Plan – Land Allocations document*	South Lakeland District Council*	2013
Yorkshire Dales Minerals and Waste Local Plan	Yorkshire Dales National Park	2007
Yorkshire Dales Local Plan	Yorkshire Dales National Park Authority	2006
Yorkshire Dales Housing Development Plan	Yorkshire Dales National Park Authority	2012

Local plans, strategies and programmes	Organisation	Date
Craven District Council Plan 2013 - 2017	Craven District Council	Approved Feb 2013, Final Edit Apr 2013, Amended Jul 2013
Craven District Council Traveller Housing Needs Study	Opinion Research Services for Craven District Council	2013
Parish Profiles	Craven District Council	2012
Craven District population estimates and projections	Edge Analytics for Craven District Council	2012
Draft Craven Cultural Strategy	Craven District Council	2011
Contaminated Land Strategy	Craven District Council	2011
Economic Development Strategy for Craven District 2010 - 2016	Craven District Council	2010
Skipton Conservation Area Appraisal	Craven District Council	2008
Aiming High 2005-2008 Performance Indicators for Best Value Performance	Craven District Council	2005
Contaminated Land Strategy	Craven District Council	2011
Forest of Bowland AONB Management Plan	Forest of Bowland AONB	2009
Settle Conservation Area Appraisal	Craven District Council	2008
Giggleswick Conservation Area Appraisal	Craven District Council	2008
Craven Biodiversity Action Plan (outside the Yorkshire Dales National Park)	North Yorkshire County Council	2008
Giggleswick Conservation Area Appraisal	Craven District Council	2008
Craven District Landscape Appraisal (outside the Yorkshire Dales National Park and Forest of Bowland AONB)	Landscape Design Associates / Craven District Council	2002

Population

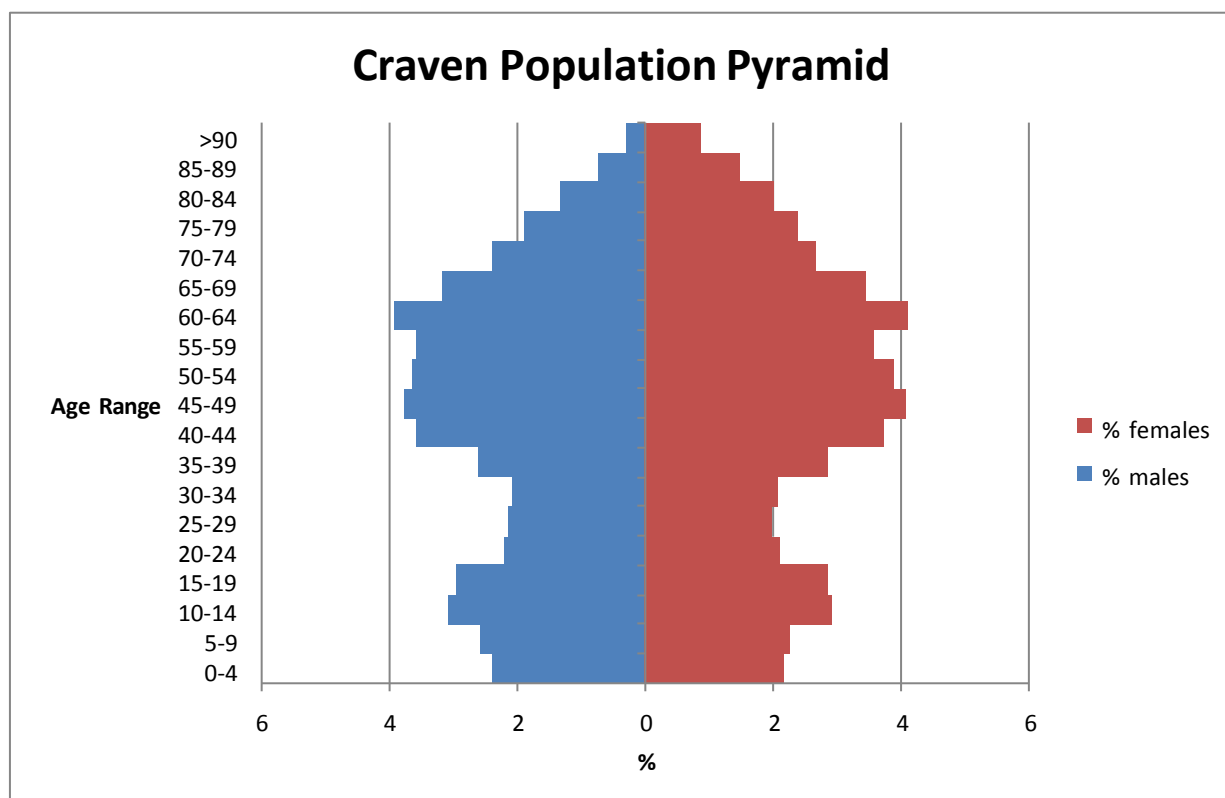
Sustainability context

Table 4: Key messages from plans and programs review influencing preparation of the Local Plan

SA requirement	Source document(s)
Low population densities raise issues regarding communication, accessibility and infrastructure issues and future investment requirements.	York and North Yorkshire Economic Assessment (2010)
Over the plan period from 2013 / 2014 North Yorkshire will see a substantial increase in the elderly population, including those over 65 and in particular those aged over 80. This is driven by factors such as improved life expectancy and out-migration of those aged between 18 to 40. The ageing population is amongst the greatest challenges affecting Craven in the coming years.	North Yorkshire Strategic Housing Market Assessment (2011), North Yorkshire and York Economic Assessment (2010); Craven District population estimates and projections (2012).
There is out-migration of the 18 – 40 age group and the overall population of working age (16 – 65) shows a declining trend. The result is a rising old age dependency ratio (the number of people above state retirement age as a proportion of the working age population). The very high numbers of retirees in Craven place a massive financial burden on the decreasing percentage of those in work.	North Yorkshire Strategic Housing Market Assessment (2011); North Yorkshire and York Economic Assessment (2010); Craven District population estimates and projections (2012).
Over the plan period North Yorkshire will see a prevalence of age-related conditions including obesity, diabetes, stroke and dementia and other long-term conditions. There is a huge challenge to find new ways of adequately meeting the resulting care and support needs of much higher numbers of older people with long-term needs in the County.	North Yorkshire Joint Health and Wellbeing Strategy 2013 - 2018

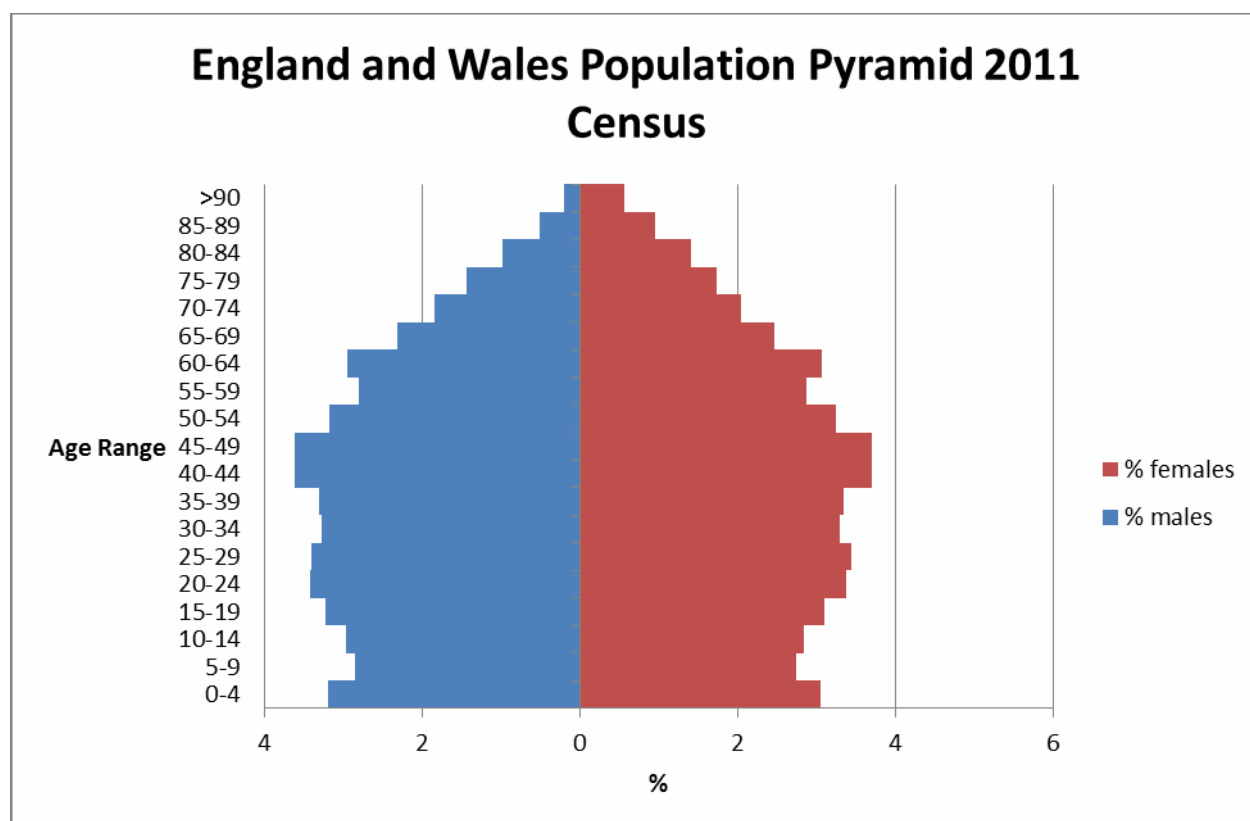
Sustainability baseline

- 4.1 The total population of Craven District is 55,459 (ONS 2012 Mid-Year Estimate). Craven District, with a population density of 47 people per square kilometre, is among the top ten most sparsely populated areas in England (the average for England and Wales is 245 people per sq. km). The Craven plan area population is approximately 45,476, equivalent to 82% of the District total. The population of Skipton is 14,677, approximately 32% of the plan area population.

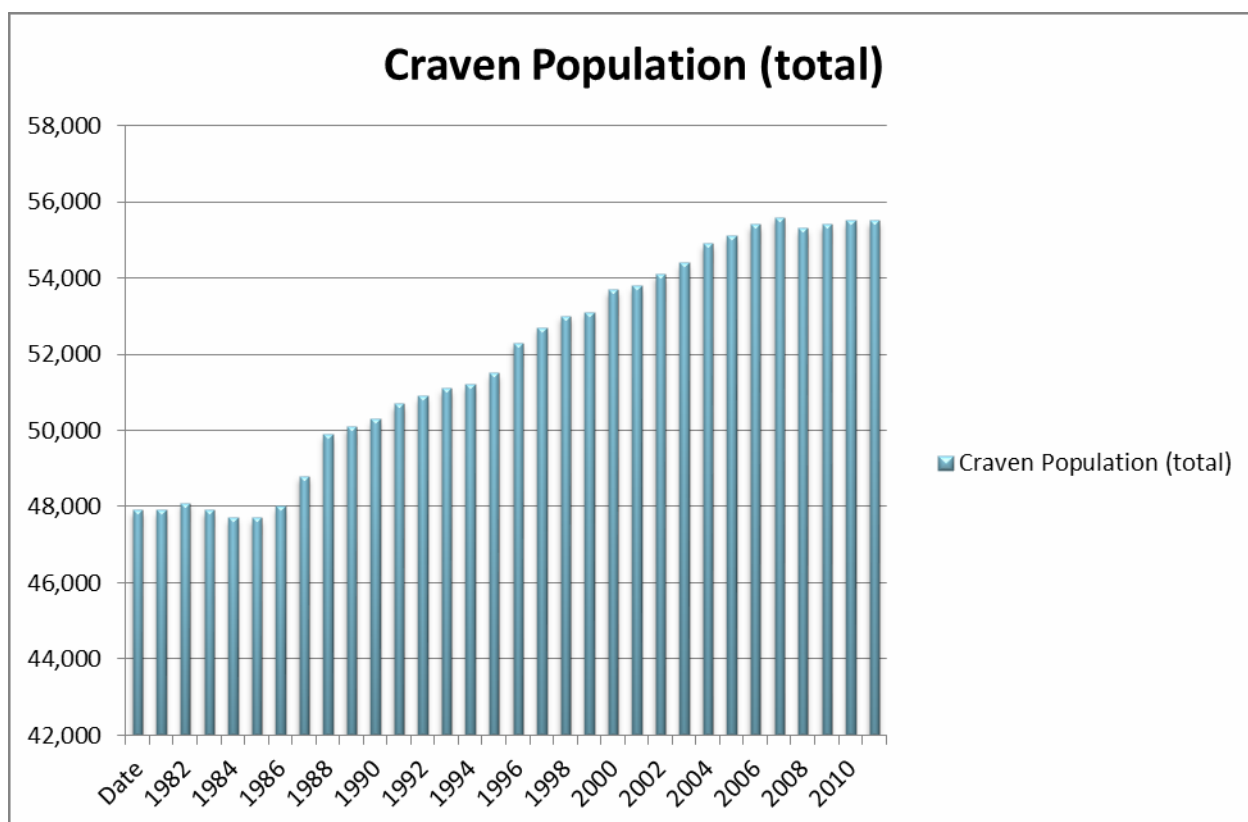


Graph 1: Craven population pyramid (Source: 2011 Census, 2001 Mid-Year Population Estimates)

Graph 2: England and Wales population pyramid (Source: 2011 Census, Mid-Year Population Estimates)



Graph 3: Total population change in Craven. Source: Mid-year population estimates ONS
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4.2 Both the 2011 North Yorkshire Strategic Housing Market Assessment (SHMA) and the 2012 Edge Analytics report examine population information for Craven from the Office of National Statistics (ONS). Other sources such as Department of Communities and Local Government (DCLG) sub-national household projections and the 2011 SHMA Household survey offer similar information. Key findings on Population and Household Change in Craven since 2001 are:

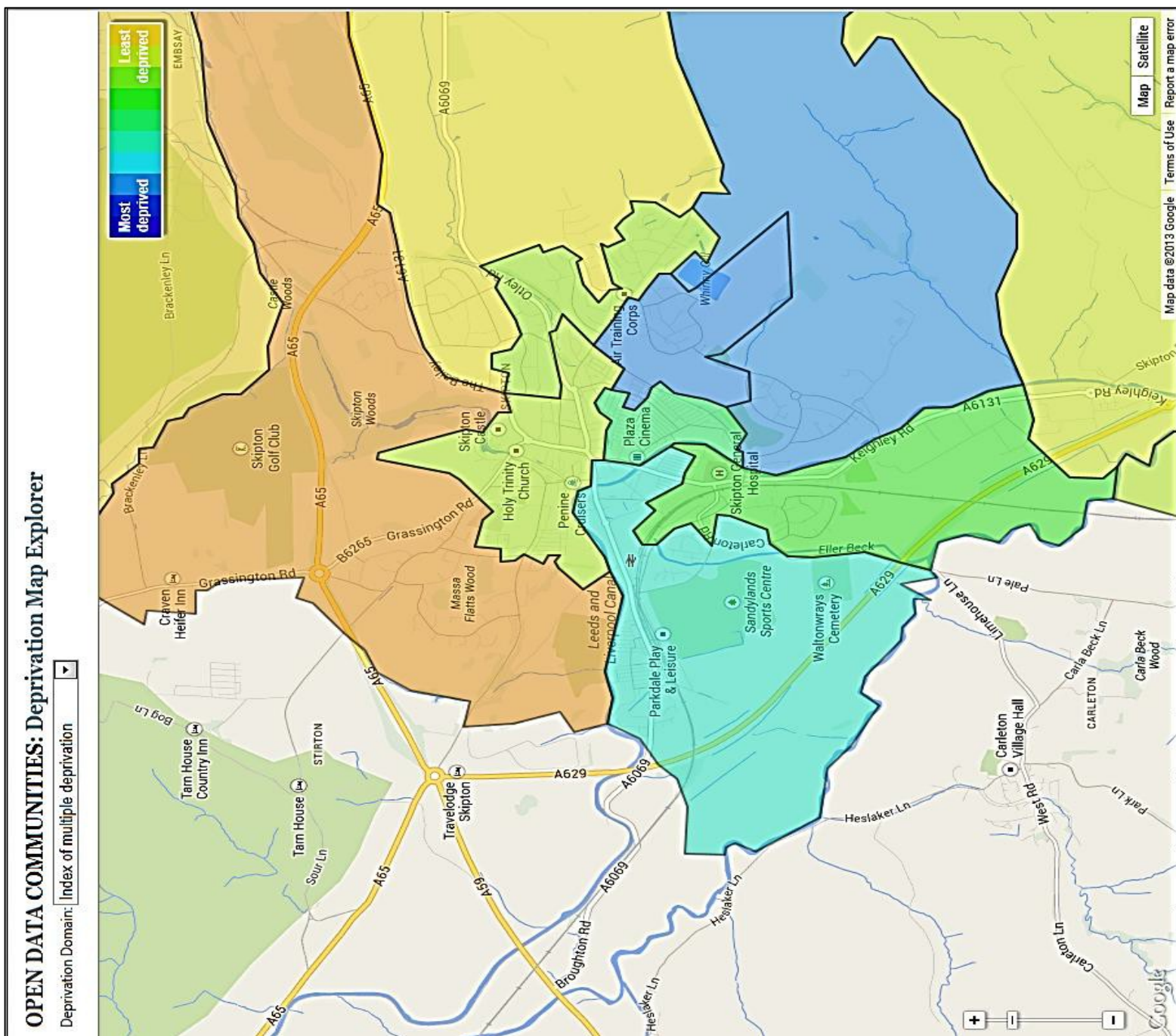
- Craven's population has grown by just over 3% (1,780) and the number of households by about 8% (1,847);
- The main drivers of population growth for much of the decade were internal (Britain) and international migration, with internal migration being the much more significant driver. However, in the last few years, there have been significant fluctuations in both these components of population change, shifting from a positive net impact to a negative net impact in Craven in terms of population levels;
- In respect of internal migration, the most significant annual net inflow of residents into Craven come from Bradford District, but there are also strong links with Leeds, Pendle and Lancaster Districts;
- Craven gained population through net migration across all age groups except for young adults (15-19 and 25-29 years old). The outflow for the 15-19 age group, is by far the largest net change (minus 249 individuals), and can be attributed in general to a large number of young adults leaving the area to attend university;

- Natural change (i.e. the difference between births and deaths) has been responsible for a decline in Craven's population, contributing on average to a reduction of 163 people per year between 2001 and 2010;
- The population of Craven is relatively old compared to many other English districts and is increasingly ageing. There have been significant increases in older age groups and a reduction in young children under 10 and those in their twenties and early thirties. This trend has been much more pronounced in Craven than in North Yorkshire as a whole, suggesting that young adults and young families are leaving the District, most likely to seek employment opportunities elsewhere;
- The average household size in Craven is falling slightly, from 2.30 persons in 2001 to 2.25 persons in 2011. This reflects the increase in the number of one person households (+908) and households of couples with no children (+1,495) and a concurrent net decline of 68 in the number of family households with more than 2 dependent children. This is indicative of Craven's ageing population, with increasing amounts of people living alone.

4.3 Craven ranks 241 out of 326 local authorities in England in the 2010 Index of Multiple Deprivation, with 326 being the least deprived authority (Department for Communities and Local Government, Indices of Deprivation 2010). Out of 21 local authorities in Yorkshire and the Humber region, Craven is the 5th least deprived. However, there are pockets of relative deprivation, including hidden rural deprivation. For the purpose of the Index of Multiple Deprivation (IMD), the district is divided into small areas called Lower Super Output Areas (LSOAs). Map 2 over the page shows that whilst parts of North Skipton are amongst the least deprived LSOAs nationally, LSOAs in south and west Skipton are more deprived.

4.4 The Office of National Statistics also measures deprivation by specific criteria. Whilst overall Craven's LSOAs are ranked as being less deprived than comparator areas, several parts of the Craven plan area are ranked in the 20% most deprived areas in two sub-domains. These are the living environment and barriers to housing and services sub-domains. The former relates to outside situation environments as well as inside housing environments, including households without gas central heating. However, parts of the wards of Barden Fell, Gargrave and Malhamdale, Clapham and Ingleton, Penyghent, and Settle, and Ribblesdale ranked within the worst 5% nationally, indicating particular disadvantage in the physical and financial accessibility of key local services.

Map 2: Deprivation in and around Skipton measured by the Office of National Statistics Index Deprivation (IMD) by super output area.



Shaping a sustainability appraisal testing and checking framework for the emerging Craven Local Plan

- 4.5 The evidence reviewed supports the inclusion of the following objective(s) in the Local Plan SA testing framework:
- SA Objective SO2 – To inclusively meet the requirements of a changing population;
 - SA Objective SO3 – To provide sufficient housing of a suitable mix taking into account local housing need, affordability, deliverability, the needs of the district's economy, and travel patterns;
- 4.6 The evidence reviewed supports the inclusion of the following sub-criteria:
- Will the strategy, planning policy or potential development site contribute towards meeting the changing needs of a locally ageing population?
 - Will the strategy, planning policy or potential development site make a positive contribution towards balanced demographics and community cohesion?
- 4.7 The evidence reviewed supports the inclusion of the following monitoring indicators:
- Index of multiple deprivation and specific deprivation categories, in particular living environment and barriers to housing and services.

Economy

Sustainability context

Table 8: Key spatial economy messages from plans and programs review influencing the preparation of the Craven Local Plan

SA requirement	Source document(s)
Support existing business sectors, taking account of where they are expanding, contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated and allow a rapid response to changes in economic circumstances.	National Planning Policy Framework (March 2012)
Plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries.	National Planning Policy Framework (March 2012)
Recognise town centres as the heart of communities and pursue policies to support their viability and vitality. Promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centre. Where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity.	National Planning Policy Framework (March 2012)
Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings. Support the development and diversification of agricultural and other land-based rural businesses.	National Planning Policy Framework (March 2012)
Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in rural service centres.	National Planning Policy Framework (March 2012)
Craven falls within the boundaries of two Local Enterprise Partnerships (LEPs), the Leeds City Region LEP and North Yorkshire LEP. This LEP document provides a strategy towards a more flexible, adaptable and inclusive economy, which enables and empowers businesses and individuals with the information, infrastructure and support required to capitalise on and to drive changes in markets.	Realising the potential The Leeds City Region LEP Plan
Craven falls within the boundaries of two Local Enterprise Partnerships (LEPs), the Leeds City Region LEP and North Yorkshire LEP. This LEP document sets a vision to make the LEP area the best place in England to grow a small business, combining a quality business location with a great quality of life. The high proportion of self-employment and rich diversity of small and micro businesses, but few medium to large ones, means there must be a strong (but not exclusive)	York, North Yorkshire and East Riding LEP Economic and Investment Strategy, Draft Version for Submission (October 2013)

focus on these businesses across sectors, including tourism and farm based businesses. Quality of life and locational benefits of a North Yorkshire base and good access to Leeds result in a high demand from entrepreneurs to locate in the area.	
Yorkshire is home to some of the most successful town centres in the country in urban areas such as Skipton and Craven must build on its successes to allow towns across the region to understand their place in the market and to invest to be successful and sustainable in the long term.	York, North Yorkshire and East Riding LEP Economic and Investment Strategy, Draft Version for Submission (October 2013)
The tourism industry employs thousands of people and we must ensure our plans for growth and change reflect changing customer expectations. If we want to tackle issues such as seasonality and to increase visitor spend and length of stay, we must be world class, not just on our assets, but by investing in skills and the use of technology to deliver a world class visitor experience.	York, North Yorkshire and East Riding LEP Economic and Investment Strategy, Draft Version for Submission (October 2013)
A Core Priority is successful and distinctive places – proposed core activities to strengthen economic links with neighbouring cities and business led investment in market towns.	York, North Yorkshire and East Riding LEP Economic and Investment Strategy, Draft Version for Submission (October 2013)
The Strategy sets out four key themes. These are: Enabling Business Growth – addressing business performance, whether encouraging business start-ups, expansion and reinvestments; providing the right physical environment such as sites and premises, technology and transport. Developing the Rural Economy – providing opportunities for rural communities to meet their own employment needs by supporting traditional and new industries; providing access to the necessary goods and services. Revitalising our Towns and Villages – enhancing the role of the local market towns as the economic hubs for goods and services by developing the retail offer and seeking to improve the physical environment. Capitalising on Education and Skills – ensuring with partners that a diverse range of training and educational opportunities are available to people and businesses to ensure a healthy labour market.	The Economic Strategy for Craven District 2010 - 2016

Sustainability baseline

5.1 The plan area has a diverse economy, which is characterised by a particular presence in the distribution, hotels and restaurants sector and concentrations of manufacturing in South Craven and financial / business services in Skipton. The northern part of the plan area, including Settle and Bentham is characterised by a high reliance on self-employment and very small firms employing less than 4 people, agriculture, tourism and small scale manufacturing (York and North Yorkshire Economic Assessment, 2010). The high quality of the environment is critical for the

economy. The upland nature of the area raises challenges for the agricultural sector in the future, such as the vulnerability of this sector and its importance in managing the landscape. The area is relatively self-contained in terms of most people living in the area working in the area, although there is a net outflow of commuters particularly over the border to Lancashire / Cumbria, and a balanced flow with other neighbouring areas.

- 5.2 The southern part of the Craven plan area that includes Skipton is defined in the York and North Yorkshire Economic Assessment (2010) as that part of North Yorkshire that has direct connections to the West Yorkshire economy. In particular this includes the connections between the Skipton area and Bradford. This West Yorkshire Connected part of North Yorkshire experienced exceptionally high employment growth (43%) between 1991 and 2008 across most sectors, compared to a national figure of 25%, although there was a decrease in manufacturing employment. Unlike most of York and North Yorkshire, the West Yorkshire Connected area continued to sustain employment growth during 2008 – 2010. The area has very high growth and has dependence on finance and business services, the hospitality, retail and tourism sectors. The area has a highly skilled and qualified resident population as well as high levels of economic activity with relatively low levels of benefit claimants. At 13%, a higher proportion of jobs in the West Yorkshire Connected area is in the manufacturing sector than other parts of the sub-region. There is a substantial manufacturing presence in South Craven.

Table 9: Location Quotients – concentration of industry sectors within local areas (source: IDBR, 2012 and LEP draft Economic and Investment Strategy, October 2013)

Industry	Craven	LEP Area of York, North Yorkshire and the East Riding of Yorkshire
Agriculture, forestry & fishing	4.6	3.4
Production	0.8	0.9
Construction	0.9	1.0
Motor trades	0.8	1.0
Wholesale	0.9	0.9
Retail	1.1	1.0
Transport & Storage	1.0	1.0
Accommodation & food services	1.2	1.3
Information & communication	0.5	0.5
Finance & insurance	0.5	0.7
Property	0.9	0.9
Professional, scientific & technical	0.6	0.7
Business admin & defence	0.9	0.8
Public admin & defence	2.2	2.1
Education	0.6	0.8
Health	0.7	0.8
Arts, entertainment & recreation	0.8	0.9

- 5.3 The level of economic activity in Skipton and surrounding parishes and South Craven is 71.3%, notably higher than the region, sub region and the Leeds City Region LEP area. 46% of residents are in higher level occupations. The spatial economy also sees significantly high levels of the working population with higher level qualifications. There is a significant level of out migration to work in the spatial area and some of these movements are very local, for example between South Craven and Keighley but there is also an important flow to the city centres of Bradford and Leeds. The Edge Analytics study (March 2012) and North Yorkshire Strategic Housing Market Assessment found that there is also significant in commuting from West Yorkshire and East Lancashire to the Craven South Sub Area (that is the part of the Craven plan area that is within the West Yorkshire Connected spatial geography).
- 5.4 The Craven Plan area benefits from a relatively stable economy with unemployment below regional and national levels. Craven has generally had a higher employment rate than county, regional or national levels and between October 2011 to September 2012, 76.6% aged 16-64 were in employment, 6% above the national average. Craven was badly hit by the recession in 2008 with a drop in employment on the previous year of 15.9%. However, this increased 16.7% in the following year, showing a strong return. In February 2013 there were 2,890 benefit claimants in Craven equivalent to 8.7% of the working age population, with only four local authorities in Yorkshire & The Humber with a lower percentage of claimants (Hambleton, Harrogate, Richmondshire and York).
- 5.5 Despite high levels of employment, the plan area is characterised by low wage levels relative to housing costs. A significant number of residents commute to West Yorkshire and East Lancashire, in many cases to better paid jobs. The average income of Craven residents is higher than the average wage of local jobs. The median earnings of people living in the district and working full time is below both regional and national levels at £451 per week (gross median pay) compared to £465.2 and £508 respectively. Good road and rail links between the south of the plan area and Leeds – Bradford as well as East Lancashire (road and bus links) and relatively higher house prices / rents and lower wage levels in the Craven Plan area contribute to high levels of commuting into and out of the south of the Plan area.

Nature tourism is a growth area. Craven is ideally situated to benefit from increasing Nature Tourism with a very high quality natural environment accessible from neighbouring urban areas.

Shaping a sustainability appraisal testing and checking framework for the emerging Craven Local Plan

- 5.6 The data analysed supports the inclusion of the following objective(s) in the Local Plan SA testing framework:
- SA Objective SO7. Positively support the market town, rural and visitor economy.
 - SO8 - Positively support local businesses to grow.
- 5.7 The evidence reviewed supports the inclusion of the following sub-criteria:
- Will the strategy, planning policy or potential development site support village services?
 - Will the strategy, planning policy or potential development site support local people to move from lower paid to higher paid jobs.
 - Will the strategy, planning policy or potential development site safeguard shops and services in existing centres?
 - Will the strategy, planning policy or potential development site safeguard and improve the retail, leisure and service provision?

- Will the strategy, planning policy or potential development site help to support the tourism and visitor economy?
- Will the strategy, planning policy or potential development site provide a balanced choice of employment land?
- Will the strategy, planning policy or potential development site provide opportunities for the creation of new businesses and/or minimise the loss or displacement of existing businesses?

5.8 The evidence reviewed supports the inclusion of the following monitoring indicators:

- Retail vacancy rates.
- Visitor numbers and spend statistics.
- Loss of employment land and premises to non-employment uses.
- Take-up rate of employment land / amount of new employment floorspace developed.

Health and wellbeing

Sustainability context

Table 10: Key spatial health and wellbeing messages from plans and programs review influencing preparation of the Craven Local Plan

SA requirement	Source document(s)
Local Authorities are expected to have an increasing and more holistic role in producing health outcomes. NYCC have a duty to improve the health of residents.	Health and Social Care Act, 2012
Take account of and support local strategies to improve health, social and cultural wellbeing for all.	National Planning Policy Framework (March 2012)
Overwhelming evidence that health and environmental inequalities are inexorably linked and that poor environments contribute significantly to poor health and health inequalities. Fully integrate the planning, transport, housing, environmental and health systems to address the social determinants of health in each locality. Prioritise policies and interventions that both reduce health inequalities and mitigate climate change by: Improving active travel; improving open and green spaces; improving the quality of food in local areas; improving the energy efficiency of housing.	Marmott Review; Implications for Spatial Planning (2011)
Fuel poverty will not have been eradicated by 2016 however it is defined. The Government – not just DECC but also other Departments – should set out a renewed and ambitious strategy for tackling fuel poverty.	Getting the measure of fuel poverty – final report of the fuel poverty review.
Reduce health inequalities between the most affluent communities and those that suffer from high levels of deprivation.	North Yorkshire Community Plan 2014 – 2017
Over the 10 years from 2013 North Yorkshire will see a substantial increase in the elderly population, and in the prevalence of age-related conditions including obesity, diabetes, stroke and dementia and other long-term conditions. There is a huge challenge to find new ways of adequately meeting the resulting care and support needs of much higher numbers of elderly people with long-term needs in the County. There needs to be a shift in focus from sickness and cure to wellness. People should be enabled to stay healthier for longer.	North Yorkshire Health and Wellbeing Strategy 2013 - 2018

Sustainability baseline

- 6.1 Craven residents in general, benefit from a better level of overall health in comparison with the rate for England (1). People within the district generally live longer than those in England overall, with male life expectancy at 80.4 years and female life expectancy at 84.8 years (in comparison to the national average of 78.9 for males and 82.9 for females). However, whilst deprivation in the district is generally low differences exist between the life expectancy of those living in the poorest and the most affluent areas,

with a difference in female life expectancy of 5.8 years, being greater than North Yorkshire overall of 4.6 years, although it should be noted that the differences for males at 3.6 years is significantly lower than the North Yorkshire figure of 6.3 years.

- 6.2 Child obesity rates are lower than the overall average for England. Of those in year 6 in year 2011/2012, 12% were considered obese, compared to a national average of 19.2%. In respect of people's limitations on day to day activities, the figure for Craven's residents amongst those whose activities are limited a lot is lower than the national average, whilst those whose activities are limited a little is higher than the regional and national average.

	Craven	Yorkshire & Humber	England
Day to day activities limited a lot	7.8%	9.1%	8.3%
Day to day activities limited a little	10.1%	9.8%	9.3%
Day to day activities not limited	82%	81.2%	82%

- 6.3 Over the last 10 years, all-cause mortality rates have fallen. The early death rate from heart disease and stroke has fallen and is lower than the England average.
- 6.4 Craven has a higher road accident rate than comparator areas although recent years have seen significant reductions in young person car accidents and small reductions in all other groups apart from motorcyclists (Report to North Yorkshire County Council Craven Area Committee, 26th January 2012).
- 6.5 The district's high quality environment and outdoor recreational opportunities are an important factor in encouraging healthy lifestyles and their preservation and enhancement must be carefully balanced with new development.
- 6.6 Demand on healthcare is set to increase due to a growing population and an increasing elderly population. NHS Clinical Commissioning Group priorities for Craven include healthy ageing and reducing health inequalities in cardiovascular disease.

Shaping a sustainability appraisal testing and checking framework for the emerging Craven Local Plan

- 6.7 The data analysed supports the inclusion of the following objective(s) in the Local Plan SA testing framework:
- SA Objective SO1 - Enhance the health and wellbeing of residents and improve access to public open space and the countryside.
 - SA Objective SO5 - Improve highway safety.
- 6.8 The evidence reviewed supports the inclusion of the following sub-criteria:
- Will the strategy, planning policy or potential development site enhance health, or access to health facilities?

- Will the strategy, planning policy or potential development site impact on the changing healthcare support needs of the locally ageing population?
- Will the strategy, planning policy or potential development site help to reduce inequalities including health inequalities between the most deprived and the least deprived neighbourhoods?
- Will the strategy, planning policy or potential development site help to deliver networks of green infrastructure?
- Will the strategy, planning policy or potential development site enhance access to public open space?
- Will the strategy, planning policy or potential development site impact on perceptions of personal safety and fear of crime and actual crime levels?

6.9 The evidence reviewed supports the inclusion of the following monitoring indicators:

- Proportion of population within proximity to area of public open space?
- Premature (persons under the age of 75) all cause standardised mortality ratios (SMRs).
- Crime and fear of crime statistics.
- Road accident statistics.

Accessibility and Communications Infrastructure

Sustainability context

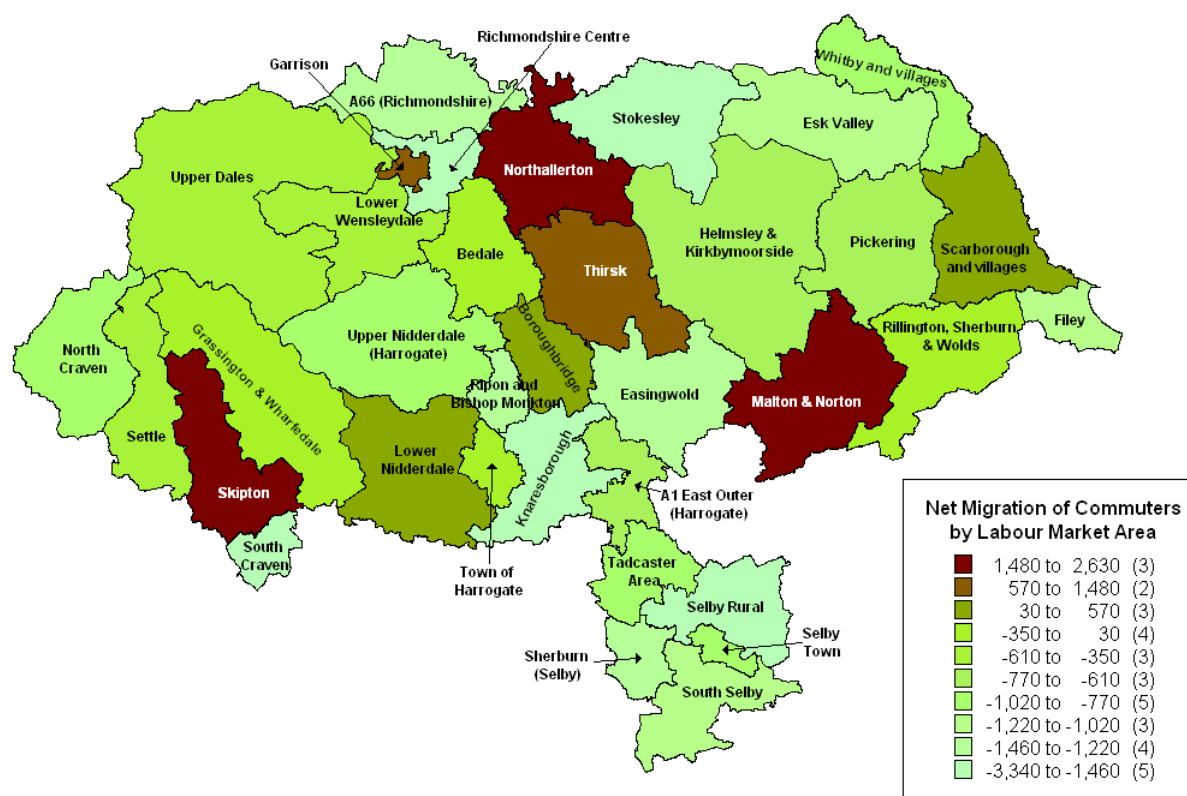
Table 11: Key spatial accessibility and communications messages from plans and programs review influencing preparation of the Craven Local Plan

SA requirement	Source document(s)
Broadband connectivity is an issue for those wanting to run businesses from their home. Traffic calming and road maintenance are seen as priorities in many parishes. Unlike the south of the plan area, public transport (bus and rail) frequencies are a limitation to commuting into and out of the north of the plan area for work and study (Lancaster University).	Parish Profiles
Deliver sufficient community and cultural facilities and services to meet local needs. Assess the needs of open space, sports and recreation facilities and opportunities for new provision. Identify priority areas for infrastructure provision. Promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.	National Planning Policy Framework (March 2012)
Support and enable communities to have greater capacity to shape and deliver the services they need and to enhance their resilience in a changing world. As well as the more traditional function of delivering services, the public sector will also rely more heavily on enabling communities to develop and deliver the service they need.	North Yorkshire Community Plan, 2014 – 2017
Support needs of much higher numbers of old people should be provided as close to people's homes as possible so that people are enabled to live independently and maintain their quality of life for as long as possible within their local community. Rurality leads to challenges in delivering services efficiently in remote rural areas. The isolation people can experience from living in rural locations can impact on their emotional wellbeing and mental health. Lack of readily available community support and services can reduce vulnerable people's opportunities to live safely in their own homes.	North Yorkshire Health and Wellbeing Strategy, 2013 - 2017
In the „West Yorkshire Connected“ part of North Yorkshire (that includes Skipton and the South of the Craven Plan Area), links to Leeds and Bradford are stronger than elsewhere in the LEP area, with more and faster road and rail connections and significant commuting flows.	York, North Yorkshire and East Riding LEP Economic and Investment Strategy, Draft Version for Submission (October 2013)
In October 2012 the Leeds-Morecambe line or „Bentham line“ was designated a community rail partnership.	Community Rail Development Strategy (2012)

Sustainability baseline

- 7.1 The Craven plan area is connected to the national road network by a number of strategic A roads. These provide good road connectivity through and to / from the plan area to / from the south east and northwest, and also between the southern part of the plan area to / from the east and southwest. Northeast and west of the plan area are the sparsely populated uplands of the Yorkshire Dales National Park and the Forest of Bowland so road connectivity is less rapid in these directions, relying on minor roads.
- 7.2 The A65 runs length of the plan area connecting the majority of the plan area connecting the 3 market towns and most of the larger villages with each other and Leeds to the southwest and the M6 to the northwest. The A629 runs from Skipton to Keighley, Halifax and South Yorkshire and the dual carriageway stretch between Cross Hills in South Craven and the boundary of Bradford district is the only trunk road in Craven. The A59 connects Skipton with the city of York to the east as well Harrogate and other North Yorkshire districts. West to Lancashire the principal routes are the A59 towards Preston and A56 that connects Craven with the M65 at Colne but also with the towns of Earby and Barnoldswick in Pendle district that are near to the Craven boundary. The A682 connects Settle and Hellifield with Lancashire.
- 7.3 In the northwest of the Craven plan area, the market town of Bentham is located 4 miles off the A65 via a winding section of the B6480. Road connectivity west of Bentham to Lancaster, 15 miles away, is on minor roads until joining the A683 8 miles east of Lancaster. The A687 connects the village of Ingleton through Burton in Lonsdale to Lancaster. Ingleton is also well connected to the M6 motorway via the A65 passing the nearby town of Kirkby Lonsdale in South Lakeland district, Cumbria.
- 7.4 Skipton and Cononley are served by regular commuter trains on the Airedale line to and from Leeds and Bradford (Forster Square station). A daily direct return train service to London Kings Cross operates from Skipton. There is no rail link east to Harrogate and York or southwest to East Lancashire, Preston and Manchester. However, the rail network provides extensive coverage of the plan area. Northwest of Skipton, the famously scenic Settle - Carlisle line and the Leeds - Morecambe line. Both lines serve Gargrave, Hellifield and Long Preston, while the line to Carlisle serves Settle and the line to Morecambe serves Giggleswick as well as Clapham and Bentham.
- 7.5 In terms of travel to work patterns, Skipton is the only Labour Market Area in Craven to have a net inflow of commuters (Map 3). Although commuting into the Skipton LMA is dominated by residents from the other Labour Market Areas in Craven District, a significant number of people travel in from Bradford (1,607 people) and Pendle (1,270 people).
- 7.6 Road traffic congestion occurs on both longer distance routes between settlements, within towns and some rural areas. The Local Transport Plan identifies Kildwick level crossing on the A6068 Skipton Road, Crosshills as one of 9 locations across North Yorkshire that experiences regular significant congestion issues.
- 7.7 One of the biggest infrastructure challenges facing the sub region is the quality of broadband and in many areas the lack of any service at all. Research undertaken on coverage across the sub region suggests that around 18% of households cannot receive a decent broadband connection (York and North Yorkshire Economic Assessment 2010).

Map 3: Net inflows / outflows of commuters in North Yorkshire (source: York and North Yorkshire Economic Assessment 2010)



Shaping a sustainability appraisal testing and checking framework for the emerging Craven Local Plan

7.8 The data analysed supports the inclusion of the following objective(s) in the Local Plan SA testing framework:

- SA Objective SO4 - Enhance access to employment, learning, social, active recreation, cultural and retail facilities.
- SA Objective SO6 - Promote walking, cycling and public transport.

7.9 The evidence reviewed supports the inclusion of the following sub-criteria:

- Will the strategy, planning policy or potential development site support equality in access to telecommunications connectivity?
- Will the strategy, planning policy or potential development site enhance or access to health facilities?
- Will the strategy, planning policy or potential development site enhance access to public open space?
- Will the strategy, planning policy or potential development site help to minimise the distance people travel for employment, education, recreation, shopping and other key services and facilities?

- Will the strategy, planning policy or potential development site provide improved opportunity for employment and engagement in educational, social, cultural and recreational activities for all?
- Will the strategy, planning policy or potential development site support equality in access to telecommunications infrastructure?
- Will the strategy, planning policy or potential development site make a positive contribution towards a pedestrian, cycling and highway safety?
- Will the strategy, planning policy or potential development site help to improve the quality of the pedestrian environment?
- Will the strategy, planning policy or potential development site support the use of public transport?
- Will the strategy, planning policy or potential development site the strategy, planning policy or potential development site support safe walking and cycling?
- Will the strategy, planning policy or potential development site minimise impacts on existing traffic congestion?
- Will the strategy, planning policy or potential development site improve the accessibility to goods and services without the need for using the car?
- How will the strategy, planning policy or potential development site impact on the level of travel to work by car in and out of the plan area.

7.10 The evidence reviewed supports the inclusion of the following monitoring indicators:

- The amount of development within a specified walking distance and cycling distance of town centres and/or located within proximity of a regularly served bus stop / or railway station.
- Proportion of population within proximity to area of public open space.
- The amount of development within a specified walking distance and cycling distance of town centres and/or located within proximity of a regularly served bus stop and/or railway station.
- Mode of transport used for travel to work and distance travelled.

Housing

Sustainability context

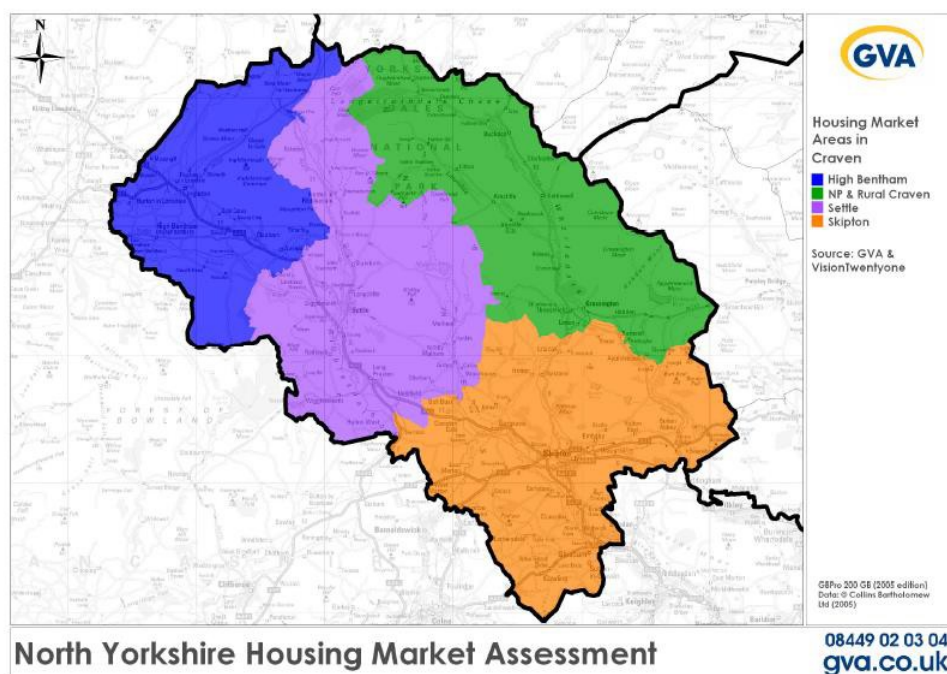
Table 12: Key spatial housing messages from plans and programs review influencing preparation of the Craven Local Plan

SA requirement	Source document(s)
To boost significantly the supply of housing, local planning authorities should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area.	The National Planning Policy Framework (2012)
A delivery model to continue the development of 1,800 units of Extra Care Housing to be completed by 2020. This is an ambitious development program and arguably one of the largest if not the largest development pipeline to deliver Extra Care Housing in Britain.	Maximising value: A strategy to deliver extra care housing in North Yorkshire (2012)

Sustainability baseline

Map 4: Distinct housing market sub-areas identified across Craven through analysis of house price data and migration trends available at postcode sector level (North Yorkshire Strategic Housing Market Assessment 2011)

Figure 2. 1: Craven District Sub Areas



- 8.1 Graph 4 illustrates the relatively high housing costs and low wages of the plan area compared to the England average.

Graph 4: Ratio of lower quartile house prices to lower quartile earnings in Craven District 1997-2012 (source: Office of National Statistics).

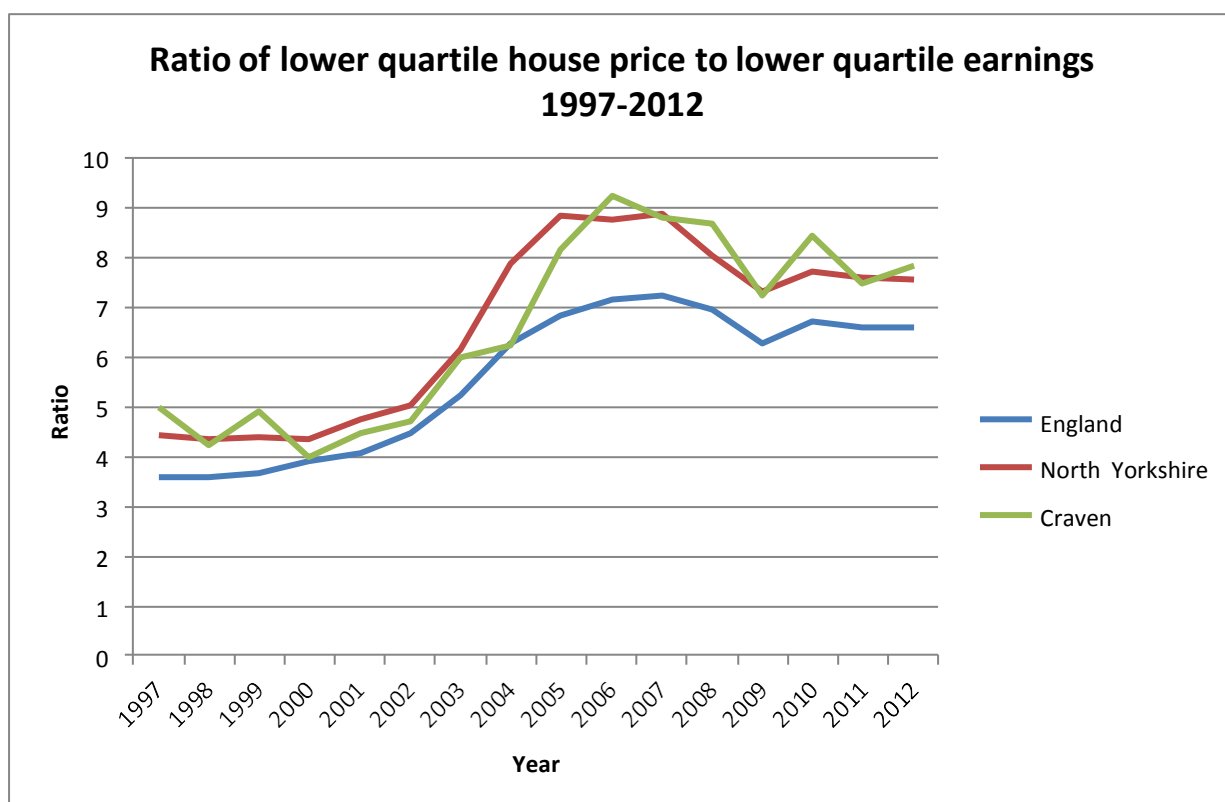


Table 13: Craven's housing stock by council tax band

Band	% of properties within Council Tax Band (Craven)	% of properties within Council Tax Band (Yorkshire & The Humber)	% of properties within Council Tax Band (England)
Band A	15.71	43.94	24.84
Band B	22.23	19.95	19.58
Band C	22.01	16.59	21.76
Band D	15.43	9.28	15.31
Band E	11.9	5.76	9.44
Band F	7.41	2.77	4.99
Band G	4.89	1.58	3.51
Band H	0.41	0.14	0.57
Band I	0	0	0

8.2 Table 13 shows that Craven District contains a relatively low proportion of properties within the lowest Council Tax Band (Band A) but with a relatively high proportion of properties in bands B to G. According the 2011 North Yorkshire Strategic Housing Market Assessment (SHMA), there is forecast future demand in Craven for affordable housing from newly formed households expected to be unable to afford market house prices and rents. The SHMA forecasts particularly high need for 1 and 2 bedroom affordable housing. In relation to market housing, it will be important for Local Plan

strategies to reflect the demand for an appropriate mix of house types including elderly and family housing.

Shaping a sustainability appraisal testing and checking framework for the emerging Craven Local Plan

8.3 The evidence reviewed supports the inclusion of the following objective(s) in the Local Plan SA testing framework:

- SA Objective SO3: Provide sufficient housing of a suitable mix taking into account local housing need, affordability, deliverability, and the needs of the district's economy.

8.4 The evidence reviewed supports the inclusion of the following sub-criteria:

- Will the strategy, planning policy or potential development site impact on meeting identified local housing need?

8.5 The evidence reviewed supports the inclusion of the following monitoring indicators:

- Number of housing completions
- Number of affordable housing completions
- Number of extra care housing completions

Education

Sustainability context

Table 14: Key spatial housing messages from plans and programs review influencing preparation of the Craven Local Plan

SA requirement	Source document(s)
Popularity of some primary schools in the south of the plan area realises potential capacity issues. Changing demographics in the north and west of the plan area have the opposite effect of declining school rolls and pressure on retaining rural schools.	Parish Profiles
Emphasises the importance of helping all children and young people to achieve their potential and maintain an effective workforce,	North Yorkshire Children and Young People's Plan (North Yorkshire Children Trust 2011)

Sustainability baseline

- 9.1 The contracting nature of the plan area's working age population serves to accentuate the importance of a well-educated and skilled labour force. Craven's schools consistently perform better than the national and regional average and made strong improvements between 2005 and 2012 to record figures of GCSE 5 A*-C Craven 94.6% compared to the figure for England of 84.6%.
- 9.2 The plan area contains some of the best schools in the country. According to the Telegraph searchable league table of the top 100 secondary schools in England based on GCSE results for summer 2012 published, Skipton Girls High School achieved the sixth best performance of any school in England. The quality of Craven's schools are a particular drawcard for the area as a place to live.
- 9.3 In 2012 87% and 90% of Craven Pupils achieved Level 4 or above in Maths and English respectively compared to 84% and 86% for England. The proportion of Craven residents with level 4 qualifications or above far exceeds the national and regional averages within Craven 31.8% having achieved a level 4 qualification or above.
- 9.4 Craven College in Skipton provides a wide range of further education including degrees awarded by University of Bradford, York St John and the University of Huddersfield.
- 9.5 Cross boundary issues are prevalent within secondary and further education, with pupils travelling into the district daily to attend schools and colleges in Skipton and the south of the plan area. In the north of the plan area there are a number of school children who travel to the schools within Lancashire and Cumbria.

Shaping a sustainability appraisal testing and checking framework for the emerging Craven Local Plan

- 9.6 The evidence reviewed supports the inclusion of the following objective(s) in the Local Plan SA testing framework:
- SA Objective SO4 - Enhance access to employment, learning, social, active recreation, cultural and retail facilities.
- 9.7 The evidence reviewed supports the inclusion of the following sub-criteria:
- Will the strategy, planning policy or potential development site support balanced primary and secondary school rolls?
- 9.8 The evidence reviewed supports the inclusion of the following monitoring indicators:
- School rolls and class sizes
 - School closures
 - GCSE and A level results

Biodiversity

Sustainability context

Table 15: Key spatial biodiversity messages from plans and programs review influencing preparation of the Craven Local Plan

SA requirement	Source document(s)
In order to contribute to the Government's commitment to halt the overall decline in biodiversity, the NPPF states that the planning system should look to minimise impacts on biodiversity, with net gains in biodiversity to be provided wherever possible. It refers to the need to plan for biodiversity at a landscape-scale across local authority boundaries, and identify and map the local ecological network.	National Planning Policy Framework (Government, 2012)
A plan for delivering biodiversity conservation at a local scale and to take action to protect and enhance locally important habitats and wildlife. There are numerous designated European sites which require protection and enhancement. Examples include the South Pennine Moors SAC and SPA. Ecological networks throughout the district also require protection and enhancement, such as the Forest of Bowland AONB. The SA will also ensure that the local plan's policies and allocations take all opportunities to deliver net gains in biodiversity.	Craven Biodiversity Action Plan, 2008

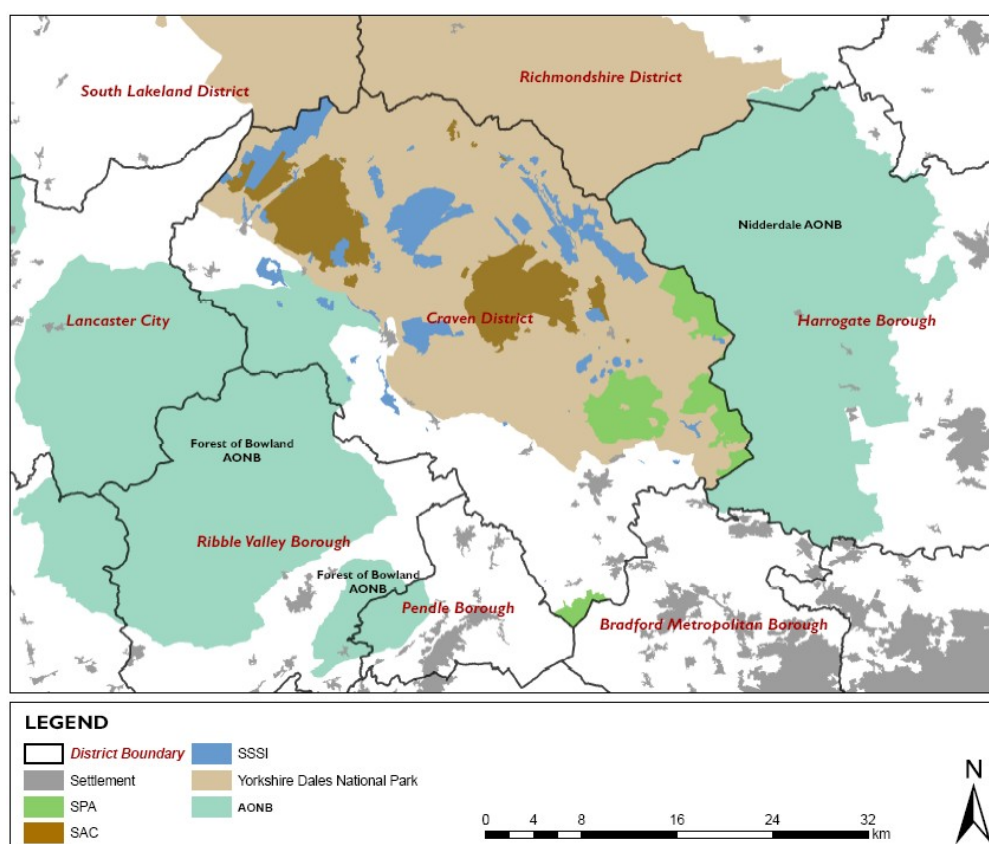
For greater detail in identifying opportunities to deliver biodiversity gains, it is useful to refer to the NCA profiles. For example, within the Lancashire Valleys, the NCA identifies conservation, enhancement and connectivity of both woodland and agricultural habitats.

Within the Bowland Fringe NCA, protection and enhancement of upland bogs, other water bodies and woodlands are identified as requiring specific attention. Similar opportunities for blanket bog, moorland and semi-natural hay meadow enhancement, protection of water bodies and promotion of native woodland habitats are also identified within the Yorkshire Dales NCA.

In addition to the monitoring of those applications which potentially affect designated nature conservation sites, applications which affect protected/priority species and those which protect, create or enhance priority habitats should also be used as indicators. Recording the extent of priority habitat creation would be especially useful. This can be linked to the monitoring of Green Infrastructure creation to determine whether ecological networks are being protected and enhanced. Measuring effects beyond designated sites would demonstrate whether the plan is achieving net gains in biodiversity across the district.

Sustainability baseline

Map 4: Location of Environmental Designations within or in proximity to the Craven Plan area.



- 10.1 There are two Local Nature Partnerships covering the Plan Area. The whole of the plan area is covered by York and North Yorkshire LNP (covering the whole of North Yorkshire except from the Yorkshire Dales National Park which comes under the Northern Upland Chain LNP). There is an overlap of LNPs in the south of the plan area around Cowling with the South Pennines LNP (Pennine Prospects). The South Pennines LNP have a specific interest in integrating the various local bodies in providing a coordinated response to the opportunities, benefits and pressures on the South Pennine landscape (the only significant upland landscape in northern England without AONB or National Park status).
- 10.2 The South Pennine Moors are covered by a Special Area of Conservation (SAC) designation as well as a (Special Protection Area) designation. There are no other SACs or SPAs within the plan area. SPAs and SACs are sites of European importance which are protected under European legislation (the Habitats Directive). In Britain's law these habitats and species are protected under the Conservation (Natural & Habitats) Regulations 1994. SACs and SPAs are based on designated Sites of Scientific Special Interest. SPAs are designated for their bird interest and SACs for their habitat and other wildlife interest.
- 10.3 The South Pennine Moors SPA covers extensive tracts of semi-natural moorland habitats including upland heath and blanket mire. The site is of European importance for several upland breeding species, including birds of prey and waders. Both Merlin (*Falco*

columbarius) and Golden Plover (*Pluvialis apricaria*) spend some of their time feeding outside the SPA on adjacent areas of in-bye land.

- 10.4 The most important biological and geological sites are notified as Sites of Special Scientific Interest (SSSIs) by Natural England, they are of national importance. There are over 4000 SSSI's in England covering approximately 8% of the land area. Within the Craven plan area there are eight biological SSSI's and four geological SSSIs. Nationally the condition of SSSIs has vastly improved since 2003, when less than two thirds of SSSIs were in favourable or recovering condition, by the end of 2010, this figure had risen to over 95%. There will be opportunities during the plan period to work with partners to improve the condition of SSSIs. At present there are a number of SSSIs in Craven which are not in good condition and two which are 100% unfavourable with no change in condition, for example Newby Moor. There is good potential to work with Natural England and landowners to improve this.

Table 16: SSSIs within Craven and their condition (source: Natural England / JNCC)

Name (Parish)	Size (ha)	% area favourable	% area unfavourable, recovering	% area unfavourable, no change	% area unfavourable, declining	% area destroyed/part destroyed
Austwick and Lawkland Mosses (Austwick/Lawkland)	83.76	44.08	34.67	21.25	0	0
Cocket Moss (Rathmell)	20.28	28.4	71.6	0	0	0
Hesley Moss (Rathmell)	10.96	0	52.23	47.77	0	0
Keasden Moor (Clapham cum Newby)	10.7	0	0	100	0	0
Newby Moor (Clapham cum Newby)	274.98	0	0	100	0	0
Pan Beck Fen (Hellifield)	2.54	0	100	0	0	0
River Ribble - (Long Preston Deeps (Long Preston/Rathmell/Settle)	158.94	6.81	93.19	0	0	0
South Pennine Moors (part) (Cowling)	515	1.13	94.66	4.21	0	0
Hambleton Quarry (Draughton)	12.5	100	0	0	0	0
Haw Crag Quarry (Gargrave)	9.56	100	0	0	0	0
Holywell Bridge (Halton East/Skipton)	1.5	100	0	0	0	0
Stonehead Beck (Gill Beck)	0.57	100	0	0	0	0

- 10.5 Long Preston Deepes SSSI has been held up by Natural England as an exemplar case study encouraging land owners to undertake restoration works on their land, reconnecting the river to the floodplain.
- 10.6 Following a review of UK BAP priority habitats occurring in the Craven Biodiversity Action Plan (BAP) area, the following 11 Habitats of Conservation Concern were selected for the preparation:
- Woodland
 - Scrub
 - Parkland, ancient trees and pollard trees
 - Farmland and grassland
 - Hedgerows
 - Wet acidic grassland
 - Upland heath and blanket bog
 - Ponds
 - Fens
 - Lowland raised bog
 - Rivers and streams
- 10.7 Many key species in Craven are covered by the Habitat Action Plans associated with that species.
- 10.8 There are 146 Sites of Importance for Nature Conservation (SINCs) within Craven. SINCs are local Sites and are non-statutory areas of local importance for nature conservation that complement nationally and internationally designated geological and wildlife sites. In addition there are 186 sites of Ancient Woodland, including the recently designated Bannister Woodland at Cowling. In order to protect these sites buffer zones will be needed so that development does not impact on SINCs or AW. The AW register of sites does not include those below 2 ha so there may need to be some caution in designating development sites close to areas of woodland. Craven is an area where there are likely to be small areas of woodland along steep sided valleys where grazing pressure has been less and fragments of woodland have been protected which are less than 2 ha and are not included on the AW register.

Shaping a sustainability appraisal testing and checking framework for the emerging Craven Local Plan

- 10.9 The evidence reviewed supports the inclusion of the following objective(s) in the Local Plan SA testing framework:
- SA Objective SO10 - Protect and enhance biodiversity and geodiversity and improve habitat connectivity.
- 10.10 The evidence reviewed supports the inclusion of the following sub-criteria:
- Will the strategy, planning policy or potential development site help to deliver the findings of the Appropriate Assessment?
 - Will the strategy, planning policy or potential development site protect and promote effective management of the Districts sites of biodiversity and geodiversity importance?
 - Will the strategy, planning policy or potential development site provide opportunities for the enhancement and creation of habitats and to foster species conservation?

10.11 The evidence reviewed supports the inclusion of the following monitoring indicators:

- Planning permissions within and in close proximity to biodiversity and geodiversity designations.

Monitoring targets are valuable, such as:

- Will a development protect and enhance existing habitats?
- Will a development create new BAP habitat and contribute to BAP targets?
- Will the development minimize fragmentation and contribute to habitat connectivity?
- Will the development take into account the effects of climate change on biodiversity?
- Numbers of SSSI changing to more improved categories.

Historic Places and distinct settlements

Sustainability context

Table 17: Key spatial ‘historic places and distinct settlements’ messages from plans and programs review influencing preparation of the Craven Local Plan

SA requirement	Source document(s)
Recognition of human and cultural interactions with nature, and the fundamental need to preserve the balance between the two.	World Heritage Convention (1972)
The conservation and enhancement of the archaeological heritage. The investigation, preservation and recording of matters of archaeological or historical interest. 1990 Planning (Listed Buildings and Conservation Areas) Act.	Valetta Convention
Local Plans should provide a positive strategy for the conservation and enjoyment of the historic environment including heritage assets most at risk. Local Authorities should recognise that heritage assets are an irreplaceable resource. The Local Plan should ensure the conservation, protection and enhancement of heritage assets including Listed Buildings, Conservation Areas and Scheduled Ancient Monuments and their settings.	National Planning Policy Framework (Government 2012)

Craven has a rich cultural heritage, with a large number of listed buildings, as identified in table 18. The majority of these are Grade II listed, with around 1.5% being Grade I.

Table 18: Designated Heritage Assets (source: Heritage Counts, English Heritage)

District	Craven Plan Area (outside National Park)	North Yorkshire	Yorkshire & The Humber
World Heritage Sites	0 (0)	1	2
Scheduled Monuments	167 (32)	1748	2,621
Listed Buildings Grade I	23 (13)	348	689
Listed Buildings Grade II*	48 (26)	705	1,515
Listed Buildings Grade II	1,505 (831)	12,743	29,227
Total Listed Buildings	1,601 (870)	13,796	31,431
Registered Parks and Gardens	3 (2)	44	119
Registered Battlefields	0 (0)	6	7
Protected shipwrecks	0 (0)	1	1
Conservation Areas	42 (29)	290	890

11.1 Of the Grade I listed buildings within Craven thirteen are located within the Plan area. Of these thirteen, six are either churches or chapels. There are seven non-

ecclesiastical buildings within the district listed Grade I, including Skipton Castle and outer gatehouse, Lawkland Hall, Broughton Hall and Farnhill Hall, the Folly at Settle and Kildwick Bridge. Outside of the Yorkshire Dales National Park area there are two registered historic parks and gardens (Broughton Hall and Gledstone Hall). There are a total of 32 Scheduled Ancient Monuments within the Plan area including the Park Hill earthwork (Civil War Battery in Skipton).

- 11.2 There is one designation on English Heritage's Heritage at Risk Programme within the Plan area, Dale End Mills in Lothersdale which is considered to be in poor condition (the second highest category of risk).
- 11.3 Whilst sites and monuments of national importance are afforded legal protection by placement on a list or schedule (sites being identified by English Heritage, with the Department for Culture, Media and Sport placing them on the list), there are sites which may be of importance to the quality of the local environment. At present the council does not maintain a list of local designations. Of the 29 conservation areas within the district, three currently have Character Appraisals published, these being Skipton, Settle and Giggleswick. These help to manage development within conservation areas in a sympathetic manner that enables their character to be preserved for future generations.
- 11.4 Archaeological remains and sites provide important information on the past. These remains are often fragile and are a non-renewable resource. The County Archaeologists provide advice on archaeological matters to the Council. The Historic Environment Record (HER) database is the main source of archaeological information for the area. It is now searchable online through the Heritage Gateway.

Shaping a sustainability appraisal testing and checking framework for the emerging Craven Local Plan

- 11.5 The evidence reviewed supports the inclusion of the following objective in the Local Plan SA testing framework:
- SA Objective SO11 - Conserve or enhance the historic environment and its setting, cultural and archaeological heritage and character.
- 11.6 The evidence reviewed supports the inclusion of the following sub-criteria:
- Will the strategy, planning policy or potential development site ensure the continued protection and enhancement of physical sites and areas of importance to cultural and historical heritage, along with their settings?
 - Will the strategy, planning policy or potential development site protect and reinforce the character and appearance of the District's towns and villages and the cultural and historic elements that make them distinct?
 - Will the strategy, planning policy or potential development site protect and reinforce the Borough's landscapes, with the natural and cultural elements that make them distinct?
 - Will the strategy, planning policy or potential development site promote development on brownfield land?
- 11.7 The evidence reviewed supports the inclusion of the following monitoring indicators:
- Proportion or areas of historic buildings, sites and areas affected, whether in an adverse or beneficial way?

Landscape and farming

Sustainability context

Table 19: Key spatial landscape and farming messages from plans and programs review influencing preparation of the Craven Local Plan

SA requirement	Source document(s)
Commits the UK to "recognise landscapes in law as an essential component of people's surroundings, an expression of the diversity of their shared cultural and natural heritage, and a foundation of their identity".	European Landscape Convention (2000)
Acknowledges farming's role in the creation of distinct rural landscapes and promotes "One Planet Farming" that reflects the need for us to live within the means of the planet, and farming which helps us live within the needs of the planet.	Strategy for sustainable farming and food (Government 2002)
States that the planning system should protect and enhance valued landscapes. Particular weight is given to "conserving landscape and scenic beauty". In designated areas, planning permission should be refused for major development, unless it can be "demonstrated they are in the public interest".	National Planning Policy Framework (Government 2012)
Supports the aims of the EU Thematic Strategy on Soil Protection but clearly demonstrates the value of national action to protect soils which is responsive to local circumstances. Supports the aims of the EU Thematic Strategy on Soil Protection but clearly demonstrates the value of national action to protect soils which is responsive to local circumstances.	Safeguarding our Soils: A Strategy for England (UK Government 2009)
Aims to understand, record and, where appropriate, conserve and / or make more accessible for everyone, geological heritage in the Yorkshire Dales. Aims to complete a Geodiversity Audit identifying sites that need documenting, protecting or conserving.	Your Dales Rocks (The North Yorkshire Geodiversity Partnership)
The plan area wide Landscape Character Assessment compartmentalises and profiles distinct areas of diverse landscape that make up the Craven plan area.	Craven District Landscape Appraisal outside the Yorkshire Dales National Park and Forest of Bowland AONB (Landscape Design Associates /Craven District Council, 2002).
Identify distinct and important local landscapes in the most populous parishes in the Craven plan area.	Parish Profiles (Craven District Council 2011 / 2012)

Seek to protect and enhance both nationally designated landscapes and those identified within local landscape character appraisals. Future reviews of the current landscape appraisal would indicate whether landscape policies within the plan are effective.	National Character Areas (Natural England, 2014)
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- 12.1 The Craven Plan area adjoins and encompasses part of the Forest of Bowland Area of Outstanding Natural Beauty (AONB), covering approximately 75 square kilometres of the Plan area. AONBs alongside National Parks are afforded highest status of protection in relation to landscape and scenic beauty by the National Planning Policy Framework. The plan area adjoins the Yorkshire Dales National Park along the full length of its northern boundary and a significant stretch of its eastern boundary. The District has a variety of inter-connected, high quality landscapes, such as parts of Ribblesdale, Airedale and Lonsdale. Given that 75 square kilometres of Craven are within the Forest of Bowland (AONB), the SA should ensure the local plan does not adversely affect the landscape character and visual amenity of the AONB, its setting and the setting of the neighbouring Yorkshire Dales National Park.
- 12.2 Craven District contains a variety of high quality landscapes which have a distinct, in some cases unique, character; and many of which are of national and regional importance. Sedimentary millstone grit underlays landscapes in the south and south east of the plan area (Craven District outside the Yorkshire Dales and Forest of Bowland AONB Landscape Appraisal, October 2002).
- 12.3 Although there is a small proportion of Grade 3 (Defra) agricultural land (good to moderate) in the plan area (mostly in the west), Grade 4 land makes up the majority of agricultural land contained within the plan area and is important for livestock farming and food production.
- 12.4 There are significant woodland areas within the privately owned Bolton Abbey estate near Skipton, including Strid Wood SSSI which has the largest remnant of acidic woodland in Yorkshire, and is important for its flora, particularly lichens. The Forest of Bowland is a Natural England „Natural Area“ with similar yet slightly different boundaries to the AONB, and there are many coniferous plantations. Within Skipton, Skipton Castle Woods is an attractive area of woodland of around 14.88 ha managed by the Woodland Trust. The Plan area has a total of 1,440 Tree Preservation Orders, this includes individual trees, groups of trees and areas of woodland.
- 12.5 In terms of urban landscapes, there are some relatively large previously developed Brownfield sites, such as old mills and other industrial buildings that have redevelopment potential. By virtue of past operations on such sites it is likely that remediation of contaminated land would be necessary for redevelopment to take place. Some sites, for example quarries, may be very valuable for biodiversity compared to farmland which may contain very little wildlife. A caveat that the development of brownfield sites would not be supported where the site was of high value for biodiversity will be necessary. A guide from the organization *Buglife* the invertebrate charity provides useful information on brownfield sites and the planning system.

Shaping a sustainability appraisal testing and checking framework for the emerging Craven Local Plan

- 12.6 The data analysed supports the inclusion of the following objective(s) in the Local Plan SA testing framework:
- SA Objective SO10 - Protect and enhance biodiversity and geodiversity and improve habitat connectivity.

- SA Objective SO13 – To use soil and food growing or grazing land efficiently and safeguard or enhance their quality.

12.7 The evidence reviewed supports the inclusion of the following sub-criteria:

- Will the strategy, planning policy or potential development site ensure the retention of land of the highest agricultural value for food production and grazing?
- Will the strategy, planning policy or potential development site encourage the improvement of land conditions for food production and grazing?

12.8 The evidence reviewed supports the inclusion of the following monitoring indicators:

- Proportion of new and converted dwellings built on previously developed land.
- Proportion of employment floorspace completed on previously developed land.

Climate change is likely to lead to more extreme weather and intense rainfall, and more frequent extreme events. This process has already begun in most parts of the world, including England. There may be a need to be flexible in the use of land so that more water can be stored in the uplands and released more slowly. For example, flood reservoirs are being developed above Pickering. There could also be monitoring targets for the use of land to aid flood resilience rather than just focusing on agricultural uses.

12.9 A National Character Area (NCA) is a natural subdivision of England based on a combination of landscape, biodiversity, geodiversity and economic activity. There are 159 National Character Areas and they follow natural, rather than administrative, boundaries. They are defined by Natural England. The NCAs provide baseline information regarding the environment and opportunities for enhancement at a landscape scale. NCA profiles have been published for the Yorkshire Dales (profile 21), Bowland Fringe (profile 32), Bowland Fells (profile 33) and Lancashire Valleys (profile 35).

Climate change, water and flood risk

Sustainability context

Table 20: Key spatial ‘climate change, water and flood risk’ messages from plans and programs review influencing preparation of the Craven Local Plan

SA requirement	Source document(s)
The LEP strategy states that in order to invest in places and unlock growth a sustainable approach will seek high environmental standards in developments, including excellent energy ratings for new buildings, minimisation of carbon emissions and waste, and sustainable transport and water management policies. Climate change adaption needs (eg: flood risks) should also be factored into planning and development.	York, North Yorkshire and East Riding LEP Economic and Investment Strategy, Draft Version for Submission (October 2013)
The Climate Change Act (2008) sets a legally binding target for reducing UK Carbon Dioxide (CO ₂) emissions by at least 34% by 2020 and at least 80% by 2050 on 1990 levels. UK Government energy and climate change policy is evolving and uncertain and the Plan will need to accommodate flexibility in this regard.	Energy Act (2008), Climate Change Act (2008), Housing Standards Review Consultation (2013)

The plan will need to be compliant with the River Basin management plan for the Humber River Basin District from the Environment Agency. It will be vital to consider the plan as the upper parts of the Aire, Ribble and Wenning can have a huge impact on flooding in lower parts of the catchments and it will be vital to coordinate with the Environment Agency and also Yorkshire Water. Sustainable drainage within new developments will help to reduce and hold back the amount of water reaching the river systems. Documents to provide design guidelines for sustainable drainage systems or SUDS are important as in many cases sewer systems cannot cope with extreme weather events.

Climate change may also lead to more droughts and conserving water may be an issue. Water storage, for example, rainwater collection systems for new developments or reservoirs to hold back water for later use may be required. The Susdrain website has resources to cover this.

Monitoring targets include:

- Numbers of developments given permission in Flood Zones;
- Numbers of developments given permission with SUDS;
- Developments given permission with SUDS which will enhance biodiversity.

Sustainability baseline

- 13.1 Climate conditions for the Yorkshire and Humber region indicate that the Pennines along with the North York Moors have the coolest and wettest climate in the region (Source: a rural evidence base for Yorkshire and the Humber, Government Office for Yorkshire and the Humber (2005). Average rainfall ranges from between 929 mm and 2179 mm (1989 figures) to the west of the region. Changes in climate will result in mean annual temperatures rising leading to wetter winters and drier summers beyond the emerging Craven Local Plan period (ie: beyond 2027).
- 13.2 Noise levels in the plan area are largely associated with trunk road and minerals traffic movements to and from sites in the adjacent Yorkshire Dales National Park. Dark skies away from light pollution and tranquillity are important and special characteristics of parts of the plan area.
- 13.3 There are three principal watercourses that originate within or flow through the

plan area. These are the Rivers Aire, Ribble and Wenning. Water quality within the plan area is categorised as good or very good and this is supported by data from the Environment Agency showing the percentage of rivers in the district with either good or fair chemical water quality to be over 90%.

- 13.4 There is a significant number of properties in the plan area that are not connected to the mains water supply, either relying on springs or private water supplies including boreholes.
- 13.5 Areas at most risk from flooding from rivers are sections of the Rivers Ribble, Aire, Wenning and their tributaries, as well as a small section of the River Greta. The Craven District Council landscape appraisal (2002) concluded that surrounding distinctive landscapes could be easily damaged by development, drainage or flood control measures. There is one reservoir within the plan area at Chelker, within close proximity of Draughton.

13.9 Environment Agency river modelling studies show that in the case of 1% flood events properties within a number of settlements to be at risk of flooding including in Low Bentham (56 properties) and High Bentham (22 properties) from the River Wenning and in Settle (205 properties) from the River Ribble.
- 13.6 The main flood risk from the Aire and its tributaries is in Skipton and in agricultural areas. Previous concentrations of incidents from watercourses but also sewers and drains or surface water have been identified within Skipton, Glusburn and Sutton in Craven, Settle, Low and High Bentham. Skipton in particular is subject to surface water flooding issues from flow from Skipton Moor.
- 13.7 The extent of the floodplain is largest where the Aire is joined by tributaries including Eshton Beck and Ings Beck. In Skipton, Eller/ Embsay Beck and Waller Hill Beck join in the town centre. There is a history of flooding from these two becks and the flood zones in this area are around 100m wide. These becks join the Aire on the south western edge of Skipton, whilst the western edge of the flood zones between Skipton and Cononley are constrained by the railway line.
- 13.8 The Craven plan area includes some Critical Drainage Areas, including in Settle and Giggleswick where runoff associated with new development might increase flood risk from surface water drainage and / or sewer capacity. The main trunk sewer serving South Craven (not Skipton) from Marley Treatment Works near Keighley has capacity limitations in relation to serving an increase in households in Bradford District and the south of the Craven plan area (Bradford Core Strategy Further Engagement Draft 2012).
- 13.9 Natural England developed the National Biodiversity Climate Change Vulnerability Model (February 2014). This model assists the SA in identifying habitats vulnerable to climate change and the effectiveness of the plan in reducing this vulnerability. For example, the SA should determine whether the local plan will prevent the isolation of habitats and species which are susceptible to the effects of climate change – through the protection, enhancement and creation of ecological networks.

Shaping a sustainability appraisal testing and checking framework for the emerging Craven Local Plan

- 13.10 The evidence reviewed supports the inclusion of the following objective(s) in the Local Plan SA testing framework:
 - SA Objective SO9 - Minimise the need for car travel.
 - SA Objective SO14 - Conserve and enhance water quality and improve

- efficiency of water use.
- SA Objective SO15 - Reduce carbon emissions and the use of finite resources.
- SA Objective SO16 - Support climate change adaptation and reduce vulnerability to flooding.
- SA Objective SO17 - Reduce air and noise pollution and protect tranquility.

13.11 The evidence reviewed supports the inclusion of the following objective(s) in the Local Plan SA testing framework:

- Will the strategy, planning policy or potential development site enhance local energy security?
- Will the strategy, planning policy or potential development site support low carbon energy investment?
- Will the strategy, planning policy or potential development site re-use brownfield land having regard its ecological value?
- Will the strategy, planning policy or potential development site help to minimise energy use and promote energy efficiency?
- Will the strategy, planning policy or potential development site lead to an increase in installed renewable and low carbon energy capacity
- Will the strategy, planning policy or potential development site ensure that new development is in accessible locations in order to reduce the need for car use and/or encourage sustainable forms of transport?
- Will the strategy, planning policy or potential development site minimise impacts on local air quality?
- Will the strategy, planning policy or potential development site encourage increased levels of recycling?
- Will the strategy, planning policy or potential development site promote the efficient use of resources?
- Will the strategy, planning policy or potential development site protect, maintain and improve the quality of water resources?
- Will the strategy, planning policy or potential development site encourage water efficiency and demand management?
- Will the strategy, planning policy or potential development site ensure that flood risk within a proposed development is mitigated for that development and that development reduces or as a minimum does not increase flood risk for existing sites and other areas?
- Will the strategy, planning policy or potential development site help to protect tranquil areas?
- Will the strategy, planning policy or potential development site help to ensure uses are developed in compatible locations to reduce the impacts of noise pollution?

13.12 The evidence reviewed supports the inclusion of the following monitoring indicators:

- Proportion of new development on brownfield land.
- Quality standards for all water in terms of ecological status and potential.
- Number of planning applications granted contrary to the advice of the Environment Agency in respect of water quality?
- Frequency of parts of the plan area exceeding annual mean NO₂.
- Amount of renewable energy generation by installed capacity and type?

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Craven District Council Local Plan, 2012-2032

Sustainability Appraisal and Strategic Environmental Assessment - Statement of Environmental Particulars in accordance with Regulation 16(4) of The Environmental Assessment of Plans and Programmes Regulations 2004

November 2019

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1. Introduction

Craven Local Plan

- 1.1 The Craven Local Plan sets out a spatial strategy and policies for change, development and conservation in Craven District outside the Yorkshire Dales National Park (YDNP) for the period 2012 to 2032. The Local Plan sets out the broad spatial planning policy framework and vision for the Craven Local Plan area, as well as the necessary development sites and infrastructure to support this growth. It is used to decide planning applications and sets out how land is to be used for elements like housing, business, recreation and conservation; how the right development is to be achieved in the right location at the right time; and how sustainable development can be achieved overall.
- 1.2 The Craven Local Plan, together with Neighbourhood Plans and the Joint Minerals and Waste Local Plan (which sets out a strategy for minerals and waste planning in North Yorkshire outside YDNP and is prepared by North Yorkshire County Council (NYCC), the City of York Council (CYC) and the North York Moors National Park Authority (NYMNP)), will form the development plan for Craven outside the YDNP.
- 1.3 The Craven Local Plan is required by law and has been tailor-made to suit Craven and its communities. It is committed to international obligations and is mindful of national planning aspirations, including the national planning priorities set out in the National Planning Policy Framework (NPPF), and the more detailed guidance provided in the National Planning Practice Guidance (NPPG). The NPPF provides a broad set of national planning priorities, which include housing growth, economic growth, social progress and environmental enhancement.
- 1.4 The Craven Local Plan pursues these national priorities in a way that makes sense for the local area, because it responds to local circumstances and evidence and has been developed in consultation with local people and other stakeholders with an interest in Craven. As a result, the Craven Local Plan is a plan for sustainable growth. A copy of the local plan can be found at: <https://www.cravendc.gov.uk/planning/planning-policy/new-local-plan>.
- 1.5 Craven District Council adopted its Local Plan on 12th November 2019. The Local Plan sets out a strategic approach to development across the Craven Local Plan area, with detailed development management policies and site allocations, to guide the delivery of appropriate development in accordance with the National Planning Policy Framework (NPPF) until 2032. This new Local Plan supersedes the 1999 version of the Craven Local Plan.
- 1.6 The Craven Local Plan was considered by an independent Planning Inspector at an Examination in Public, which including Hearings in October 2018. Subsequently, a list of proposed Main Modifications to the submitted Local Plan was published for consultation in February and March 2019. There was another consultation on some Further Main Modifications in July and August 2019. Following consideration of the consultation responses by the Inspector appointed to conduct this examination process, the Inspector's report into legal compliance and the soundness of the Local Plan was subsequently published in October 2019.

- 1.7 The Inspector concluded that the Local Plan is legally compliant and sound, subject to a series of Main Modifications being made. The Craven Local Plan, incorporating these recommended Main Modifications, is hence deemed capable by the Inspector of adoption.
- 1.8 A parallel process of Sustainability Appraisal (SA) was undertaken alongside plan-making. SA is a mechanism for considering and communicating the likely effects of an emerging plan, and reasonable alternatives, with the overall objective on achieving sustainable development.
- 1.9 In line with Regulation 16 of the Strategic Environmental Assessment (SEA) Regulations, the Council is required to prepare a Statement of Environmental Particulars, which is to be published consequent upon the adoption of the Local Plan and its accompanying Environmental Report. The objective of the SA Statement is to present the 'story' of the interaction of the SA with the making of the Local Plan up to the point of adoption. The information to be provided in the statement is listed in Article 9 of the SEA Directive and Regulation 16 of the SEA Regulations. It needs to summarise how environmental considerations have been integrated into the plan, how the results of consultations have been taken into account, and the reasons for choosing the plan as adopted, in the light of the other reasonable alternatives dealt with. It also is required to present the measures decided concerning the monitoring of plan implementation. Specifically, there is a requirement to explain the measures that are to be taken to monitor the significant environmental effects of the implementation of the plan or programme.
- 1.10 This is the SA Statement for the Craven Local Plan, and it hence provides detail on the above requirements listed in Section 1.10. This Statement concludes by presenting a checklist of legal requirements, with a view to demonstrating the legal compliance of the SA process undertaken with the SEA Regulations.

Strategic Environmental Assessment

- 1.11 Under the Environmental Assessment of Plans and Programmes Regulations (EAPPR) 2004, there is a requirement to comply with the post local plan adoption requirements of Regulation 16 of these regulations. These include the need for an environmental report and a statement of the environmental particulars required by Regulation 16(4) EAPPR 2004. The Sustainability Appraisal Report (SA Report) incorporates the Environmental Report required as part of the Strategic Environmental Assessment (SEA) of the Craven Local Plan. In compiling the SA Report, the Council has also had regard to the findings of the separate Habitats Regulations Assessment (HRA) in relation to the assessment of whether the Local Plan would have effects on any designated European sites.
- 1.12 The purpose of the SEA is to 'provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development.' The SEA:

- Identifies, describes and evaluates the significant environmental effects of implementing the local plan and any alternatives;
- Identifies actions to prevent, reduce or as fully as possible offset any adverse effects;
- Provides an early and effective opportunity to engage in preparation of the plan – through consultation;
- Monitors the implementation of the local plan to identify any unforeseen environmental effects and take remedial action where necessary;
- Reports all of the above in an environmental report.

1.13 The environmental report was published together with the adopted local plan in November 2019. The Statement of Environmental Particulars is a statutory requirement under the Environmental Assessment of Plans and Programmes Regulations 2004. It sets out how the findings of the Environmental Report have been taken into account and how views expressed during the consultation period have been taken into account as the local plan has been finalised and formally approved. For further details about how the assessment was undertaken and its findings, please refer to the SA Report available under the page <https://www.cravendc.gov.uk/planning/planning-policy/planning-policy-facts-and-figures/> of the Craven District Council website.

2. How environmental considerations have been integrated into the local plan

2.1 Each stage of the Local Plan preparation has been accompanied and informed by a Sustainability Appraisal (SA). SA, incorporating Strategic Environmental Assessment, considers the impacts of the Local Plan on the environment, society and the economy. The relevant iterations of the SA reports throughout the Local Plan preparation period are available to view under the Planning Policy webpages of the Craven District Council website (using the link of <https://www.cravendc.gov.uk/planning/planning-policy/>). The SA Report concluded that provided appropriate mitigation measures are put in place, the Local Plan will not cause significant adverse environmental, social or economic effects within the Local Plan area, or on neighbouring planning authority areas.

2.2 The Sustainability Appraisal and Strategic Environmental Assessment Regulation 16 Statement of Particulars have been prepared in accordance with Section 16(4) of the Environmental Assessment of Plans and Programmes Regulations 2004, which requires local planning authorities to demonstrate:

- How environmental considerations have been integrated into the plan or programme;
- How the environmental report has been taken into account;
- How opinions expressed and results of public consultation have been taken into account;
- The reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and
- The measures that are to be taken to monitor the significant environmental effects of the implementation of the plan or programme.

- 2.3 A Sustainability Appraisal Report was completed for the Local Plan in accordance with the following legislation:
- European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment ('the SEA Directive') states that a Strategic Environmental Assessment is mandatory for plans prepared for town and country planning and land use purposes. The SEA Directive is transposed into English planning law through the Environmental Assessment of Plans and Programmes Regulations (2004), which requires the Sustainability Appraisal of local development plan documents;
 - The Town and Country Planning (Local Planning) Regulations (2012) state that a sustainability appraisal report must be completed for Local Plan documents in accordance with section 19(5) of the Planning and Compulsory Purchase Act (2004).
- 2.4 A Sustainability Appraisal is an assessment of the possible economic, environmental and social effects of a plan undertaken from the outset of the preparation process to allow decisions to be made that accord with sustainable development. Therefore, the SA was used to evaluate the various reasonable policy alternatives and consider the likely implications for sustainable development, in an iterative manner, of the Local Plan throughout its preparation.
- 2.5 The SEA Directive requires local planning authorities to carry out a formal Strategic Environmental Assessment of certain plans and programmes which are likely to have significant effects on the environment. The Strategic Environment Assessment process ensures that opportunities for public involvement are provided and the significant environmental effects arising from policies, plans and programmes are predicted, evaluated, mitigated and monitored.
- 2.6 Environmental considerations have been integrated into the strategy through the following ways:
- Local plan preparation – the local plan is focused on providing a framework for the development of new infrastructure across the plan's area, but sustainability issues, including those related to the environment, have been a central consideration in the development of the local plan. The achievement of environmental, social and economic benefits, consistent with sustainable development is one of the overall aims of the local plan.
The Local Plan states that in all instances the development proposed in the plan should avoid damaging the environment, and wherever possible, work with natural processes and seek to provide environmental benefits. Compliance with environmental legislation, taking account of the carbon cost of solutions, considering impacts on cultural heritage and taking account of the impacts on biodiversity and working to contribute to achieving the objectives of the Water Framework Directive are amongst the key messages within the Local Plan.
 - Stakeholder engagement – the Local Plan has been prepared in consultation with appropriate expertise within the statutory consultation bodies of Historic England,

Environment Agency and Natural England and other external stakeholders. Craven District Council have undertaken numerous public consultations on the local plan throughout its progress to adoption. There were generally supportive responses to the strategic approaches set out in the consultation document and the local plan has been developed taking account of the responses received.

- SEA – through the SEA, environmental effects have been identified together with appropriate mitigation measures throughout the preparation process of the Local Plan.

2.7 The key milestones and associated dates in the preparation of the Craven Local Plan from 2012 to 2019 are hereby outlined:

Craven Local Plan Milestone	Date
Early community engagement events and workshops with parish councils and key stakeholders on issues and options for the local plan	2012 and 2013
First draft Craven Local Plan approved for public consultation by Craven Spatial Planning Sub-Committee (CSPSC)	18 th August 2014
Public consultation on first draft Craven Local Plan	September to November 2014
Second draft Craven Local Plan approved for public consultation by CSPSC	30 th March 2016
Public consultation on second draft Craven Local Plan	April to May 2016
Third draft Craven Local Plan approved for public consultation by CSPSC	14 th June 2017
Public consultation on third draft Craven Local Plan	June to July 2017
Publication Draft Craven Local Plan approved by Full Council	7 th December 2017
Draft Craven Local Plan published and representations invited	2 nd January 2018
Submission of the Publication Draft Craven Local Plan to the Secretary of State	27 th March 2018
Examination Hearings	October 2018
Main Modifications Consultation	February to April 2019
Further Main Modifications Consultation	July to August 2019
Inspector's Report	9 th October 2019
Adoption of the Craven Local Plan	12 th November 2019

2.8 The following paragraphs provide a description of the key Steps in the SA process to coincide with the milestones in the preparation of the Local Plan. The progression of the making of the Local Plan, and how the SA fitted into this process, is available to view through successive documents at: <https://www.cravendc.gov.uk/planning/planning-policy/new-local-plan>.

2.9 The progression of the Local Plan commenced in 2012. The process initially revolved around the shaping of a spatial strategy and housing figure for the Craven Local Plan area. Participatory workshops were held for parish councils and other stakeholders. Three

workshop exercises were used to discuss a spatial strategy, a housing figure and an approach to allocations, policies and neighbourhood planning. The Council's Spatial Planning Sub-Committee used stakeholder feedback from the September workshops to guide further work by the Planning Policy Team. The Spatial Planning Sub-Committee considered which settlements might have land allocated for housing development, how much development might be appropriate for each settlement and what criteria might be used to identify preferable sites. The Spatial Planning Sub-Committee approved publication of the Strategic Housing Land Availability Assessment (SHLAA) and the related Site Checklist.

- 2.10 In September 2012, the Council had preliminary community engagement events and workshops with Parish Councils and other key stakeholders on issues and options for the Local Plan. Three workshop exercises were used to discuss a spatial strategy, a housing figure and an approach to allocations, policies and neighbourhood planning. In October 2012, the Planning Policy team created a document entitled 'Presentation on Feedback from Stakeholder Workshops'. This document highlighted feedback gathered on Spatial Strategies, Policies, Housing Growth Options and Residential Sites in terms of informal sustainability appraisal processes. The feedback on sites was based on sustainability checks for the sites which were undertaken during the workshops.
- 2.11 In 2013, the Spatial Planning Sub-Committee considered key points from community drop-in events held in the summer of that year, and it authorised the Planning Policy team to prepare a draft local plan for further engagement with communities, parish councils and other stakeholders in 2014. A draft SA Scoping Report was produced in December 2013 [Note: this document was subsequently updated in January 2018, principally to include consultation comments with recommended changes from Natural England, Yorkshire Wildlife Trust and North Yorkshire County Council].
- 2.12 In September 2014, to coincide with a six-week public consultation on the first draft of the Local Plan, the Council published a document entitled 'Sites Preferred and Not Preferred for Consultation'. By this time, a large number of sites have been forward by land owners and developers for consideration as allocated sites in the Local Plan. This document sets out a summary of the preliminary sustainability checks carried out, whether a site was viewed as favourable, unfavourable or neither during the summer 2013 engagement with residents, businesses and organisations in the Local Plan area.
- 2.13 In September 2015, there was a summarised Spatial Strategy Options paper produced. It provided an update on the eight Spatial Strategy options put forward to date. The document stated that in due course, a final set of options—each representing a realistic alternative—will be subjected to full sustainability appraisal, the results of which will help the council to settle on its chosen spatial strategy, to be taken forward in the next draft of the local plan.
- 2.14 The Council ran an eight-week public consultation on a second informal (pre-publication) draft of its new local plan in 2016, including eight drop-in surgeries held in Settle (2 sessions), Glusburn, Skipton (2 sessions), Bentham, Ingleton and Cross Hills. The first iteration of the SA Report (part (a)) was published in April 2016 to coincide with the second draft of the Local Plan. This report examines different Spatial Strategy options for the Local Plan area, and it was subject to public consultation. Part (b) of the first iteration of the SA Report was published in

June 2017 to coincide with the third draft of the Local Plan. It included analysis on Housing Growth options, Plan Policies, and Site Selection, to accompany the analysis of the Spatial Strategies. The council ran a six-week public consultation on a third (pre-publication) draft of its new local plan in 2017, including a drop-in event in Skipton. This followed the consultations on previous drafts in 2014 and 2016, and included a new consultation on preferred sites.

- 2.15 In January 2018, the draft Craven Local Plan was published for submission to the Secretary of State for Communities and Local Government, and representations were invited on the published plan. The second iteration of the SA report was published to coincide with the publication of the draft Local Plan. This second iteration provided an updated analysis of the Spatial Strategy, Housing Growth Options, Residential and Employment Site alternatives and policy appraisals;
- 2.16 Following publication in January 2018, the Craven Local Plan was submitted to the Secretary of State together with supporting documents in March of that year. A Planning Inspector, appointed by the Secretary of State, conducted an examination into the Local Plan's soundness. Representations made during publication were considered as part of the examination hearings of the Local Plan (which were held during October of that year). A further refined third iteration of the SA Report was published in March 2018 to coincide with the submission version of the Local Plan. This document was submitted to the Secretary of State alongside all of the other relevant supporting documents.
- 2.17 Following submission of the Publication Draft Craven Local Plan in March 2018 and related Examination hearings held in October 2018, the Inspector considered that a number of Main Modifications (amendments) should be made to the Local Plan, in order to make it sound. The council ran a six-week public consultation on the proposed Main Modifications from 19th February to 1st April 2019. A fourth iteration of the SA Report was published in February 2019 to take into consideration the proposed Main Modifications to the Local Plan arising from the examination of the Local Plan. There was also an SA summary table produced to show the Main Modification reference and if a change to the SA score was required in response to each Main Modification.
- 2.18 Following submission of the Publication Draft Craven Local Plan in March 2018, the examination hearings held in October 2018 and Main Modifications to the plan proposed in February 2019 (see below), the Inspector considered that three Further Main Modifications were required, in order to make the plan sound. The Inspector considered the responses to the proposed Main Modifications in assisting to come to his conclusion. The council ran a six-week public consultation on the proposed Further Main Modifications from 18th July to 29th August 2019, inclusive. In July 2019, text for a Sustainability Appraisal Process Addendum was produced to explain that there were no effects on the SA scoring system based on the Further Main Modifications.
- 2.19 The Council received the Inspector's 'Report on the Examination of the Craven Local Plan' from the Planning Inspectorate on 9th October 2019 – it concluded that: *“The Council has requested that I recommend MMs [Main Modifications] to make the Plan sound, legally compliant and capable of adoption. Overall I conclude that with the recommended modifications set out in the accompanying Appendix the Plan satisfies the requirements of*

Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework.” A fifth and final iteration of the SA Report was published in November 2019 to accompany the adoption of the Local Plan. The policies and proposals it assessed are those of the Local Plan as proposed for adoption, and hence it incorporates any changes resulting from the Inspector’s recommended Main Modifications.

3. How the environmental report has been taken into account

- 3.1 The Environmental Report found that the social, environmental and economic effects of the Local Plan’s Spatial Strategy would be predominately positive. Structured local plan development proposals should result in positive impacts on people and society. The local plan should take into account the anticipated effects of climate change. As a result the local plan should also contribute to the ability of the area and society to adapt to climate change.
- 3.2 The Environmental Report identified that significant safeguarding and improvements to biodiversity interests can result from many of the identified green infrastructure elements in allocated sites. However, there can also be potential conflicts. A Habitats Regulations Assessment has been undertaken to consider these issues in more detail.
- 3.3 Given that sustainability considerations have been at the heart of the preparation of the Local Plan, the majority of measures are identified to mitigate adverse effects of proposed development or to build on the benefits of targeted environment policies which are incorporated into the Local Plan. The Environmental Report has strengthened the need for these considerations to be incorporated into the development of strategies and projects arising from the Local Plan.
- 3.4 The SA framework comprises a series of sustainability objectives (covering social, economic and environmental issues) that are used to test the performance of the plan being assessed. SA is an iterative process carried out alongside the key stages of development of the Local Plan. There has been a SA iteration to accompany each of the key stages of the local plan process – pre-publication, publication, submission, main modifications stage, and adoption.
- 3.5 Therefore sustainability considerations are now strongly interwoven into the plan policies. As a result of every policy being tested for its sustainability integrity, amendments have been made to policies as they have been refined to maximise their effectiveness in achieving the environmental objectives set in the Sustainability Appraisal.
- 3.6 To highlight how the SA was interwoven into the plan policies, section 3.7 shows how the findings of earlier iterations of the SA resulted in changes to the draft Local Plan so that it is possible to see instances of how the SA process has influenced the final content of the Local Plan.
- 3.7 In combination with feedback from consultation responses, the scoring system of the SA process in relation to the eight Housing Growth Options was able to guide the draft Local Plan in choosing the suitable Housing Growth option for the Craven Local Plan area. This Housing Growth option was an appropriate refinement of the process of shaping a housing figure, as

was referenced in Section 2. In relation to a range of Local Plan Policies, the sustainability appraisal shaped their content and wording in many cases. For example, the wordings of the policies focused on the environment are refined and improved based on the scoring relating to the sustainability objectives of the SA.

4. How opinions expressed during the consultation period have been taken into account

- 4.1 There were numerous consultations informing the progression of the local plan during the period 2014 to 2019. This section refers to the key views expressed in relation to the Environmental Report in order to meet the requirements of the Environmental Assessment of Plans Programmes Regulations 2004. The consultation documents relevant to the Local Plan can be found in the planning policy pages of the Craven District Council website.
- 4.2 There were no transboundary consultations as there are no effects on other EU Member States (Britain still being an EU Member at the time of these consultations). The consultations involved gathering the viewpoints and opinions of statutory and non-statutory bodies, development organisations and members of the public. Section 2 contains further information on the consultation process.
- 4.3 Consultation during the Local Plan's preparation has been carried out in accordance with the Statement of Community Involvement (SCI) for Planning (Examination Document SD002, listed within Craven's District Council's Planning Policy webpages). Letters and emails were sent to every person and organisation on the Council's database, including statutory bodies and Parish and Town Councils, advertisements were published on the Council's website and local newspapers and social media were also utilised for advertisement purposes.
- 4.4 Public exhibitions were also carried out and documents made available at the Council's offices, libraries and online. Throughout each stage the Council has sought views electronically and on paper. The Council's Statement of Consultation and Policy Response Papers (Examination Documents EL1.005 and EL1005a – EL1.005d; <https://www.cravendc.gov.uk/planning/planning-policy/new-local-plan/craven-district-council-local-plan-examination/>) set out the main issues arising from each stage of the consultation process, and how representations have been taken into account.

Key Issues

- 4.5 There were numerous issues raised in response to the consultations. In terms of the environmental elements of the sustainability appraisal, they generally related to the assessment of the potential effects of new residential and employment development on spatial strategy, landscape & flood risk, biodiversity, brownfield land and historical & cultural heritage within and around existing towns and villages. The table below highlights some key issues and responses relating to these four topic areas across numerous consultations, relating to three Pre-Publication Drafts (September 2014, April 2016 & June 2017), Publication (January 2018), Main Modifications (February 2019), and Further Main

Modifications (July 2019). The comments in the table are from statutory bodies, Parish Councils and members of the public.

Key Environmental Issues	Response of Craven District Council
<p><u>Spatial Strategy</u></p> <p>Consideration of the revisions to Policies SP1 (Meeting Housing Need) and SP4 (Spatial Strategy and Housing Growth), and advise that these changes are considered in the Habitats Regulations Assessment and Sustainability Appraisal.</p>	<p>The Spatial Strategy is structured so that the most appropriate spatial distribution of residential and employment allocations was chosen. The Sustainability Appraisal has assessed numerous Spatial Strategy options, and chosen the most appropriate version to contain the correct balance of social, environmental and economic objectives.</p>
<p><u>Landscape & Flood Risk</u></p> <p>The proximity and setting of some allocated sites in northern Skipton to the Yorkshire Dales National Park was noted. Further assessment and evidence may be necessary at the plan stage in order to ensure that impacts can adequately avoided or mitigated.</p> <p>There were outstanding concerns with regards to the Craven Local Plan and Gargrave Neighbourhood Plan and the potential for impact from allocations on the Pennine Way National Trail and Yorkshire Dales National Park. The proximity of allocated Extra Care site GA009 to the boundary of the National Park was noted.</p> <p>Reference is required to be made to the sequential test where necessary with allocated sites where flood risk is evident within the site boundaries.</p>	<p>The National Park Authority was consulted on these allocations and Landscape and Visual Impact Assessments were undertaken, in order to ensure that adverse impacts on the setting and special qualities of the National Park can be adequately mitigated.</p> <p>The National Park was consulted on site GA009. A Landscape and Visual Impact Assessment was undertaken in order to demonstrate that avoidance or mitigation measures are possible for this site to avoid negative impacts on the setting and special qualities of the National Park. There was identification of the potential to contribute to a wider green corridor route through enhancements on site GA009, as well as the opportunity to incorporate social infrastructure related to community green infrastructure.</p> <p>Many of the allocated sites lie entirely within flood zone 1. Some of the larger sites with flood zone 2 areas have green infrastructure provision overlaying these areas. The sequential test is applied and explained on other allocated sites where necessary.</p>
<p><u>Biodiversity</u></p> <p>The largest concentration of housing is focussed on Skipton and the proximity of Skipton to the North Pennine Moors Special Area of Conservation (SAC), Northern Pennine Moors Special Protection Area (SPA) and West Nidderdale, Barden and Blubberhouses Moors Site of Special Scientific Interest (SSSI) was noted.</p>	<p>The potential for recreational pressures and loss of functionally connected land potentially used by SPA and SSSI birds are considered in both the Habitats Regulations Assessment and Sustainability Appraisal, and specific avoidance and mitigation measures are detailed in the site policies. These measures include green infrastructure and recreational provision on the larger site allocations within Skipton. The green</p>

<p>The Draft Bradford Core Strategy Habitats Regulations Assessment identifies a 2.5km zone of influence around the South Pennine Moors Phase 2 SPA and South Pennine Moors SSSI with regards to the potential for loss of important off site habitat for breeding SPA and SSSI birds. Some allocated sites in Glusburn & Crosshills lie within this buffer.</p>	<p>infrastructure is linked to wider green corridors in Skipton and detailed mapping of green infrastructure assets is provided to help the delivery of these biodiversity gains. The requirement for SuDS is contained in many of the development principles for the site allocations.</p> <p>The allocated sites in Glusburn & Crosshills are considered in the Habitat Regulations Assessment. There is creative provision of green infrastructure to mitigate against the recreational impact of the allocated sites.</p> <p>In addition, no other settlements in the Craven local plan area within the 2.5km zone of influence were chosen for allocated sites.</p>
<p><u>Local Green Spaces</u></p> <p>Support for identified Local Green Spaces based on the protection of landscape, , wildlife, viewpoints and for the recreational amenity of local residents.</p>	<p>The Council has put forward a variety of Local Green Spaces in the settlements where allocated residential sites are proposed. This is to promote recreational amenity, and to protect important green spaces in terms of biodiversity and landscape protection.</p>
<p><u>Green Wedge</u></p> <p>There is support for the policy on Green Wedges to ensure that the intrinsic character of Craven and its discrete communities are kept physically separate.</p>	<p>The Local Plan Policy on Green Wedges maintains the existing Green Wedges between High and Low Bentham, and between Crosshills & Glusburn and Sutton. There is a new area of Green Wedge between Sutton and settlements in Bradford.</p>
<p><u>Brownfield Land</u></p> <p>The Council is right to acknowledge that Grade 3 agricultural land, which is the highest grade of land in the Craven Local Plan area, should not be used for development unless such development can be justified.</p>	<p>The Council have highlighted Grade 3 and Grade 4 agricultural land as the primary land classifications in the Craven Local Plan area. The sustainability appraisal's scoring system informed the Local Plan to prioritise the usage of Grade 4 land where available for development before the use of Grade 3 land, all other aspects being approximately equal.</p>
<p><u>Historical & Cultural Heritage</u></p> <p>Given the character of the Local Plan area, the wealth of environmental assets and the challenge of identifying suitable sites for development, there is going to be a need to allocate sites which may potentially result in harm to elements of Craven's historic</p>	<p>The evidence base to the Local Plan clearly explains the rationale behind why such allocated sites have been identified and the public benefits that the development of these areas would bring. The Sustainability Appraisal for such sites also shows the relevant positive scoring in the corresponding</p>

<p>environment.</p> <p>For allocated sites that lie in the identified Conservation Areas of the settlements, the Council has a statutory duty under the provisions of the Planning (Listed Buildings and Conservation Areas) Act, 1990 to pay “special attention” to “the desirability of preserving or enhancing the character or appearance” of its Conservation Areas, and the NPPF makes it clear that the loss of a building which makes a positive contribution to the significance of a Conservation Area should be regarded as resulting in substantial harm to that area. Consequently, if any of the buildings on this site make a positive contribution to the Conservation Area, they should be retained.</p>	<p>Sustainability Objectives, in terms of mitigating the impact on Craven’s historic environment.</p> <p>The evidence base identifies the positive contribution the relevant sites make to the Conservation Area, and whether any existing buildings on them should be retained and reused. Within the development principles for the sites in the Local Plan, there are mitigation measures to avoid and/or reduce any negative impacts on the relevant Conservation Areas. Within the development principles for relevant allocated sites, it is stated that development should preserve or enhance those elements which contribute to the character and appearance of the Conservation Area.</p>
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Table 4.5: Key Consultation Issues and Council Responses

- 4.6 After the Local Plan was submitted to the Secretary of State in March 2018, there was further consideration of issues raised by the representations to the Main Modifications consultation between February and April 2019. The Inspector recommended Main Modifications on some environmental matters in his report on the examination of the Local Plan, so that the Local Plan as to be adopted has taken into account these matters. These considered environmental matters are now summarised, in terms of the Inspector’s numbered issues in his report.
- Issue 8: The Inspector considered a range of environmental matters relating to the designated European sites, including Loss of Habitat, Recreational Pressure, and Air Quality. He stated that subject to the recommended Main Modifications, it is his conclusion that the policies and allocations in the Plan will not have a significant adverse impact on the integrity of the North Pennine Moors SPA and SAC, the South Pennine Moors SAC and Phase 2 SPA, the Ingleborough Complex SAC, the Craven Limestone Complex SAC or the Bowland Fells SPA;
 - Issue 12: The Inspector considered whether the approach to Local Green Spaces and Green Wedges is justified, effective and consistent with national planning policy. Specifically, the Inspector examined Policy ENV13 (Green Wedges) and Policy ENV10 (Local Green Space). The Inspector concluded that subject to the recommended Main Modifications, both policies were justified, effective and consistent with national policy;
 - Issue 13: The Inspector considered whether the Local Plan provides sufficient measures to protect, preserve and enhance the natural, built and historic environments and includes appropriate policies to address climate change. Here, the Inspector examined policies on heritage (Policy ENV2), good design (ENV3), biodiversity (ENV4), flood risk (ENV6 and SD2), land, air and water quality (ENV7 and ENV8), renewable and low

carbon energy (ENV9), and footpaths, bridleways, byways and cycle routes (ENV11 and ENV12). The Inspector concluded that the policies in question are justified, effective and sound subject to recommended Main Modifications.

- 4.7 In terms of the assessment of legal compliance, the Inspector's report acknowledges in paragraph 292 that the Council has carried out a SA of the Local Plan and of the Main Modifications where necessary. The Inspector notes that it has considered alternative housing growth scenarios, including the provision of additional housing to meet the full need for affordable housing, and different spatial strategies. The Inspector states that the Council has carried out an adequate SA of the Local Plan and reasonable alternatives have been considered to a sufficient degree.
- 4.8 The Inspector's Report notes that a HRA has been carried out in support of the Local Plan which includes an Appropriate Assessment (paragraph 293). The Inspector states that Iteration III of the HRA and the accompanying Addendum also consider the implications of the recommended Main Modifications.
- 4.9 The Inspector states that HRA and SA documents demonstrate how a combination of the spatial distribution of development and the use of extensive areas of green infrastructure will mitigate the effects of additional recreational disturbance (paragraph 294). The Inspector states that subject to the recommended Main Modifications, the policies and allocations in the Local Plan will not have a significant adverse impact on the integrity of the North Pennine Moors SPA and SAC, the South Pennine Moors SAC and Phase 2 SPA, the Ingleborough Complex SAC, the Craven Limestone Complex SAC or the Bowland Fells SPA.
- 4.10 The Inspector's report states that the Local Plan Policies SD1, SD2, ENV3, ENV6, ENV7, ENV8 and ENV9 will help ensure that the development proposed in the Local Plan will contribute to the mitigation of, and adaptation to, climate change (paragraph 297). The Inspector's report states the policies include requirements relating to energy efficiency, renewable and low carbon energy and mitigating flood risk. The Inspector notes that the distribution of development in Policy SP4 also seeks to focus significant new development in locations which are, or can be, made sustainable.
- 4.11 The Inspector's report concludes that the Local Plan meets the relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations (paragraph 298).

5. Reasons for adopting the local plan in its final form

- 5.1 The Environmental Assessment of Plans and Programmes Regulations 2004 (12) (2) (b) requires that the SA/SEA evaluates reasonable alternatives, taking into account the scope and objectives of the plan. Reasonable alternatives have been considered by the Council in the preparation of the Local Plan.
- 5.2 Craven District Council has taken into account the:
- Consultation responses to the Local Plan;

- The appropriate changes made to the Local Plan in response to the consultations;
- The findings of the SEA and the responses to the numerous consultations on the Environmental Report alongside the progressive stages of the Local Plan;
- The acceptance of the findings of the Habitat Regulation Assessment by relevant statutory bodies such as Natural England and the Environment Agency.

5.3 Based on these progressive alterations and updates to the Local Plan in response to consultation outcomes, the statutory consultation bodies of Natural England, Historic England and Environment Agency accepted the content of the Craven Local Plan. The adopted Craven Local Plan is therefore the result of the number of continuous effective changes that have been made following consultations on draft versions of the Local Plan.

5.4 The Inspector's report on the examination of the Craven Local Plan was released in October 2019 (available at: <https://www.cravenc.gov.uk/media/8684/craven-local-plan-inspectors-report-with-appendix-1-vfinal.pdf>), and the Inspector's scrutiny has led to some changes to the Local Plan. The Inspector's findings on issues 1, 2, 5, 9, 10 and 11 of his report help to show that the Local Plan is the most appropriate strategy in the light of reasonable alternatives. These issues are discussed in turn below:

- Issue 1: The Inspector emphasises that the establishing of the future need for housing is not an exact science. Assessing the Objectively Assessed Need (OAN) for housing is based on an exercise of reasoned judgements on a careful assessment of the relevant evidence. In the Inspector's view, the Council has followed this approach. It is the Inspector's conclusion that the Local Plan is informed by a robust, objective assessment of housing need and is positively prepared in identifying a housing requirement to ensure that needs will be met;
- Issue 2: Subject to the recommended Main Modifications, the inspector concludes that the settlement hierarchy and spatial distribution of growth are justified and consistent with national planning policy. The Inspector is also satisfied that the SA has considered a range of reasonable alternatives, including more dispersed growth and a greater focus on the built-up areas of the southeast sub-area;
- Issue 5: The Inspector concludes that there is a reasonable prospect of a five-year supply of deliverable housing sites on adoption, and that the policies and allocations in the Local Plan will ensure that the housing requirement will be met;
- Issue 9: Subject to the recommended Main Modifications, the Inspector concludes that the strategy for job growth and employment is justified and consistent with national planning policy;
- Issue 10: Subject to the recommended Main Modifications, the Inspector concludes that the strategy for the rural economy, tourism and retail is justified, effective and consistent with national planning policy;

- Issue 11: Subject to the recommended Main Modifications, the Inspector concludes that the Local Plan makes adequate provision to ensure that the necessary infrastructure and community facilities will meet the day-to-day needs of local communities.

5.5 In his report, the Inspector referred to his findings of the SA. The Inspector notes that the Council has carried out a SA of the Plan and of the Main Modifications where necessary. He stated that the SA considered alternative housing growth scenarios, including the provision of additional housing to meet the full need for affordable housing, and different spatial strategies. The Inspector states that the Council has carried out an adequate SA of the Plan and reasonable alternatives have been considered to a sufficient degree.

5.6 The Inspector states that the SA and HRA documents demonstrate how a combination of the spatial distribution of development, and the use of extensive areas of green infrastructure will mitigate the effects of additional recreational disturbance. The Inspector states that subject to the recommended Main Modifications, the policies and allocations in the Plan will not have a significant adverse impact on the integrity of the North Pennine Moors SPA and SAC, the South Pennine Moors SAC and Phase 2 SPA, the Ingleborough Complex SAC, the Craven Limestone Complex SAC or the Bowland Fells SPA.

6. Monitoring

6.1 Measures are required to monitor the effects of the adopted Craven Local Plan over its lifetime. While it is possible to monitor the environmental factors referred to in the Environmental Report, it will be sometimes difficult to attribute any changes as a direct outcome of the Local Plan. Nevertheless, it is reasonable to monitor key environmental indicators to determine whether any adjustments to the Craven Local Plan may be necessary in the future to improve the environmental outcomes.

6.2 The Sustainability Appraisal is an iterative process. The success and effectiveness of the Local Plan will need to be monitored to ensure any unforeseen adverse effects are identified and acted upon. The suggested SA monitoring framework includes the following elements:

- The potentially significant impact that needs to be monitored or the area of uncertainty;
- A suitable monitoring indicator;
- A target (where one has been devised);
- The potential data source; and
- The frequency of the monitoring.

6.3 Monitoring should be ongoing during the whole life of the Local Plan, and the monitoring framework reviewed regularly to ensure that monitoring is fit for purpose. The suggested targets and indicators are designed to be used as guidance only, as depending on how they are implemented they may require some future refinement. Information on monitoring and implementation of the Local Plan will be contained within the annual Authority Monitoring Report.

- 6.4 It is clear that monitoring is an essential part of the plan-making process. By gathering a range of information from various sources, Craven District Council can ensure that policies are achieving the Local Plan objectives and delivering sustainable development, and identify any unintended, negative effects of a policy's implementation. Monitoring also gives a better understanding of the important social, economic and environmental factors influencing the District. By doing this, the authority can determine whether any changes are required.
- 6.5 Craven District Council will use a series of indicators to monitor the effectiveness of policies within the Local Plan and publish the results every year in their annual Authority Monitoring Report (as required by the Localism Act of 2011). Within Section 9 of the adopted Craven Local Plan document, there is a table of proposed monitoring indicators. The indicators will be monitored and reported on after the Local Plan is adopted. The indicators that have been chosen make use of available information to ensure that they can be monitored on a regular basis.
- 6.6 In addition to the indicators in the aforementioned table, Craven District Council will continue to report on a number of contextual indicators, which will provide key information on the District including demographic changes, unemployment statistics, house prices etc. These contextual indicators will help to provide an overall picture of whether the Vision of the Local Plan for Craven is being realised. The table below is a slightly shortened version of the table contained in Chapter 9 of the Craven Local Plan, and displays the monitoring indicators of most relevance to the Sustainability Appraisal.

Plan Objective	Relevant Local Plan Policies	Indicator	Target
PO1	<p>SP4: Spatial Strategy and Housing Growth</p> <p>SP5 to SP11: Strategy for Skipton, Settle, Bentham, Glusburn & Crosshills, Ingleton, Gargrave and Tier 4A and 4B villages.</p> <p>SP5 to SP11: Strategy for Skipton, Settle, Bentham, Glusburn & Crosshills, Ingleton, Gargrave and Tier 4A and 4B villages.</p> <p>SP12: Infrastructure Strategy and Development Delivery</p> <p>ENV8: Water Resources, Water Quality and Groundwater.</p> <p>ENV12: Footpaths, Bridleways and Cycle Routes</p>	<p>Housing completions by settlement, expressed as: number of net additional dwellings and percentage of total completions, housing completions on allocated sites, housing completions on unallocated (windfall) sites, split by previously developed and greenfield land.</p> <p>Amount of money secured through Section 106 agreements for the delivery of: infrastructure, sports, open space, built sports, and recreation facilities, education provision, and community facilities.</p>	<p>Housing completions by settlement to follow the settlement strategy set out in Policy SP4.</p> <p>In settlements where development sites have been allocated under policies SP5 to SP11, housing development to generally take place on allocated sites in preference to windfall sites.</p> <p>The majority of windfall development to take place on previously developed land.</p>
PO2	<p>ENV1: Countryside and Landscape</p> <p>ENV2: Heritage</p> <p>ENV3: Good Design</p> <p>ENV4: Biodiversity</p> <p>ENV5: Green Infrastructure</p> <p>ENV10: Local Green Space</p> <p>ENV11: The Leeds and Liverpool Canal</p>	<p>Number of planning applications approved where there are unresolved issues from Natural England or Historic England.</p> <p>Number of designated heritage assets on the Historic England 'Heritage at Risk' Register.</p>	<p>No planning applications should be granted against the advice of Historic England or Natural England without good reason.</p> <p>No inappropriate development to take place on sites allocated as Local</p>

		Development on sites identified as Local Green Space that falls outside the allowances of the policy.	Green Space.
PO3	ENV1: Countryside and Landscape ENV7: Land and Air Quality ENV13: Green Wedges	Protection of best and most versatile (Grade 3) agricultural land Development on land allocated as Green Wedge Changes in sites designated for their importance for nature conservation (SINCs).	No windfall development to take place on Grade 3 agricultural land No development to take place within the Green Wedge Monitor changes on previous years.
PO5	SP3: Housing Mix and Density H2: Affordable Housing	Average density of housing completions Number of one, two, three and four (& over) bedroom dwellings completed as a percentage of total completions. Net additional affordable homes provided, split by type and tenure. Number of affordable homes granted planning consent. Number of sites of 11 dwellings or more, or exceeding 1,000 m2 combined gross floorspace, achieving 30% affordable housing on site. Money secured for off-site provision of affordable housing through S106 agreements.	Achieve an average net housing density of 32dph. The size of new houses and mix of housing types to broadly reflect the recommendations of the Strategic Housing Market Assessment, its successor, or other appropriate and up to date evidence of housing need. Monitor provision compared to requirement. 30% of proposed new dwellings as affordable housing on developments of 11 dwellings or more / more than 1,000m2 combined gross floorspace. Monitor provision.
PO6	EC5: Town, District and Local Centres EC5A: Residential Uses in Town and Village Centres	Changes of use with Skipton and Settle Town Centres away from commercial, retail, leisure, cultural and community functions Change of use away from retail in the Primary Shopping Area of Skipton Changes of use to residential at ground floor level within the Primary Shopping Area of Skipton, and within town and village centres of Settle, Bentham, Crosshills and Ingleton. Number of vacant units in Skipton and Settle Town Centres. Comparison and Convenience floorspace (m2) created in town and village centres of Skipton, Settle, Bentham, Crosshills and Ingleton.	No loss of ground floor retail units to residential in primary retail area of Skipton. Minimal levels of changes in other town and village centres so as not to undermine the retail, commercial and leisure function of the centre. Monitor changes in previous years. Meeting the identified floorspace needs in the town and village centres as identified in policy EC5 – target floorspace figure.

PO7	SP2: Economic Activity and Business Growth EC1: Employment and Economic Development EC2: Safeguarding Existing Employment Areas EC4: Tourism	Take-up of employment land allocated under policies SP5, SP6 and SP9 and area of allocated employment land remaining available (ha), over the monitoring year and since the adoption of the Local Plan. Employment development on unallocated sites in towns, villages and rural areas (ha) over the monitoring year. Total amount of additional employment floorspace completed by type (m2) Total amount of employment floorspace by type on previously developed land (m2) Area of existing employment land and existing employment land commitments (allocated under Policy EC2) lost through development/ change of use to uses other than B1, B2 or B8 (ha). Development on land protected for future transport connectivity improvements.	Steady take up of employment land allocated under policies SP5, SP6 and SP9. Tracking the trend of employment development on unallocated sites over the plan period. Meeting targets for employment land provision over the plan period.
PO8	ENV6: Flood Risk	Number of planning permissions granted contrary to Environment Agency advice.	No development proposals to be granted consent against the advice of the Environment Agency.
PO9	ENV9: Renewable and Low Carbon Energy	Planning permissions granted for renewable energy schemes.	Monitor
PO10	EC3: Rural Economy EC4: Tourism EC4A: Tourism-Led Development at Bolton Abbey	Number of rural buildings converted to Live/Work use. Loss of Live/Work units to residential. Number of type of approvals for tourism development.	Monitor new and lost provision. Monitor provision.

Table 6.6: A List of Plan Objectives, Relevant Local Plan Policies, Indicators and Targets as part of the Monitoring Process.

7. Conclusions on the SA process

- 7.1 This SA statement demonstrates that a robust SA process has been progressed alongside the making of the local plan, with appraisal findings and consultation responses feeding into decision-making at key junctures. In terms of compliance with both the SEA (Environmental Assessment of Plans and Programmes Regulations 2004) and Local Planning Regulations

(Town and Country Planning (Local Planning) (England) Regulations 2012), SA Reports iterations were published alongside both pre-publication drafts, and also the publication and submission versions of the Craven Local Plan. The SA Reports presented the required information, namely the information required by Regulation 12 of the SEA Regulations. A further iteration of the SA Report was then published in February 2019 in respect of the proposed modifications to the plan. These reports served to inform representations on the local plan, and then served to inform plan finalisation.

- 7.2 This SA Statement is the final step in the SA process for the preparation of this local plan. The objective of the SA Statement is to explain the story of the SA process and its relevance alongside the making of the local plan. It also presents measures concerning monitoring of the local plan. Table 7.2 serves to demonstrate that this report presents the required information.

The SA Statement must....	How has this report presented the required information?
Summarise how environmental (and wider sustainability) considerations have been integrated into the local plan	This report has sought to provide examples of key sustainability considerations that have been highlighted through appraisal and consultation, which in turn were taken into account, and have been integrated into the plan. The relative merits of competing site options and spatial strategy alternatives were appraised in terms of a range of sustainability issues/objectives, with a view to informing selection of the best performing sites / spatial strategy.
Summarise how the SA Report and consultation responses received, as part of the Draft Local Plan / SA Report consultation, have been taken into account when finalising the plan.	This statement seeks to explain an iterative process, particularly in respect of exploring reasonable alternatives. Reference is made to consultation responses received and all consultation responses were taken into account by the plan makers at the subsequent plan-making stage, and by the SA consultant, both when refining understanding of the SA scope, and when establishing new / updated reasonable alternatives.
Summarise the reasons for choosing the plan adopted, in the light of the other reasonable alternatives dealt with.	Section 2 explains how the Council responded to the alternatives appraisal ahead of the plan being finalised for consultation at the preferred options, proposed publication / submission and proposed modifications stages. The Inspector's report set out detailed reasons in support of his conclusion on plan soundness, with reference to reasonable alternatives.
Summarise the measures that are to be taken to monitor the significant environmental effects of the implementation of the local plan.	See Section 6 for details of monitoring.

Table 7.2: What the SA Statement must include, and how the information is to be presented